

New Instruction

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93 JERMYN STREET LONDON SW1



**488 SQ FT
(45.34 SQ M)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

LOCATION: The building is located on the south side of Jermyn Street, midway between it's junction with Duke Street and Duke of York Street. The area provides excellent transport links with Piccadilly Circus (Bakerloo and Piccadilly Lines) and Green Park (Victoria, Piccadilly and Jubilee Lines) both being within walking distance. Numerous bus routes also pass along Piccadilly.

DESCRIPTION: The available accommodation comprises the entire 3rd floor of 488 sq ft in this period building.

AMENITIES:

- * Entryphone System
- * Period Features
- * Central Heating
- * Shared Boardroom Facilities
- * Kitchenette
- * Excellent Natural Light
- * Prestigious Address

TERMS: Flexible lease terms are available. Any lease will be drawn outside of the Landlord and Tenant Act 1954.

RENT: £19,520 per annum all inclusive, plus VAT.

LEGAL COSTS: Each party is to bear their own legal costs.

VIEWING: By appointment through sole agents Ashwell Rogers.

Ben Lewis
020 7529 5303

Ben Lansman
020 7529 5306

Subject to Contract
June 2009