

preliminary details

fully fitted and ready-to-go stylish offices in heart of st james's

86 jermyn street, st james's, sw1

1,750 – 6,424 sq ft available



location

the property is situated opposite princes arcade on the south side of jermyn street and within a short walk from green park and piccadilly circus (victoria, piccadilly, bakerloo and jubilee lines) stations.

the immediate surrounding area is extremely well served by numerous world famous hotels, restaurants, shops and galleries.

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Misrepresentation Act. These descriptions and measurements do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

building amenities

- commissionaire
- passenger lifts
- newly refurbished lobby
- new led lighting
- raised floor
- air conditioning
- close to transport links
- fully fitted and ready-to-go
- high quality fitout in place

accommodation

5 th floor	1,948 sq ft	term up to june '24
2 nd floor	1,836 sq ft	term up to june '22
1 st floor	2,756 sq ft	term up to june '24
<hr/> total	<hr/> 6,540 sq ft	(nia approx)

terms

flexible sublease for a term to be agreed, up until 2022-2024 (see accommodation schedule)

alternatively, an assignment of our client's existing lease may be available by arrangement.

outgoings

rent	£85.00 psf pax
service charge	£12.60 psf pax approx.
rates	
5 th floor	£34.60 psf pax approx.
2 nd floor	£38.30 psf pax approx.
1 st floor	£36.46 psf pax approx.

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fully fitted plug 'n' play

1 st floor	43 workstations + 4 meeting rooms
2 nd floor	19 workstations + 2 meeting rooms + multiple phone booths
5 th floor	25 workstations + 2 meeting rooms

- high quality workstations including;
 - adjustable height desk, ergonomic task chair and pedestal under desk storage
- monitor arms
- each workstation has data ports and power sockets
- separate meeting rooms/ areas
- boardroom table, with under desk wire management and seating
- storage cabinets
- fitted kitchen
- all data cabling connects to server/patch panel
- stunning building
- excellent natural light

viewing

please contact sole agents;

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