

# 11 Haymarket, St James's, London, SW1Y 4BP

OFFICE TO LET | 1,650



## Location

The building occupies a prominent position on the east side of Haymarket in St James's, one of the West End's most vibrant and exclusive sub markets.

Piccadilly underground station (Piccadilly and Bakerloo lines) and Charing Cross mainline and underground station (British Rail, Northern and Bakerloo lines) are close by.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	1,650	153
<b>TOTAL (approx.)</b>	<b>1,650</b>	<b>153</b>

\*Measurement in terms of NIA

## Description

The available space provides bright office accommodation with a corner aspect. There are two meeting rooms and a kitchenette in situ.

### St James's

St James's is a desirable area of central London in the City of Westminster. The district is famous for the gentlemen's clubs that exist along Pall Mall and St James's Street, the retail thoroughfares of Piccadilly and the bespoke shirt tailors along Jermyn Street. It became the destination of choice during the hedge fund boom of the late noughties with record office rents set on St James's Square.

St James's historic market has also undergone recent regeneration by the Crown Estate and Oxford Properties. The area is now home to world-class restaurants and major fashion brands, as well as a new public square.

### Rhys Evans, Partner

📞 020 7025 1393

### Suzy Link, Agency Surveyor

📞 020 7025 8940

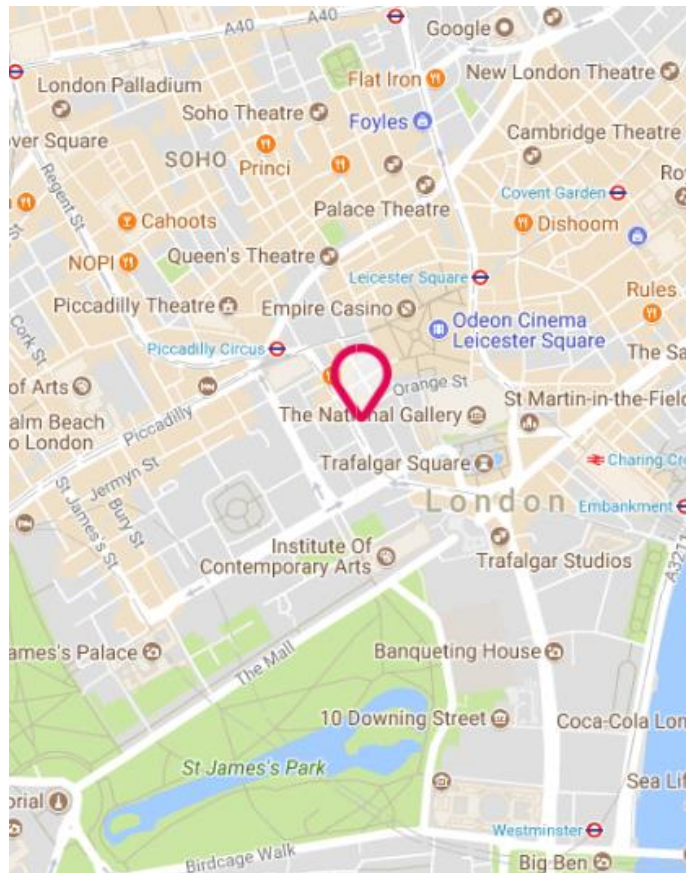
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Subject to Contract September 2017

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## Terms

Tenure:	Leasehold
Lease:	A new lease directly from the landlord
Rent:	£52.50 psf pax
Rates:	Estimated at £22.60 psf pa (2017/18)
Service Charge:	Approx. £11.00 psf pa

## Amenities

- Air conditioning
- Refurbished common parts
- Raised floor
- 8 person passenger lift
- Video entry system

### Rhys Evans, Partner

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