

**112 Jermyn Street,
St James's, London SW1Y 6LS**



HIGH QUALITY 3rd FLOOR OFFICE TO LET | Fully fitted / Financial Style
Approx. 1,580 sq. ft



Location

In the heart of St James, 112 Jermyn Street is situated on the southern side of Jermyn Street, at its junction with Babmaes Street. Well known as an area favored by many corporate headquarters, it also enjoys excellent shopping (particularly for suits, shirts, cigars, fine wines, hunting and luxury goods) and amazing restaurant facilities and world renowned Clubs and St James's Palace. Transport links are excellent with Green Park (Piccadilly, Victoria and Jubilee lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations both within easy walking distance of the building.

Description

The building has been finished to the highest standard throughout, offices are accessed through a smart reception area with commissionaire and benefit from lift access. The available accommodation comprises the entire third floor which has been fully fitted to a very high standard and is available from March 2020. All furniture and partitioning, cabling and white goods are potentially also available. The office is presently run by a distinguished financial firm. Vacant possession can be made quickly.

Floor Areas

Floor	sq ft	sq m
Entire Third	1,580	146.79
TOTAL (approx.)	1,580	146.79

*Measurement in terms of *NIA

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 such as Whites and The RAC club. 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 and more recently in the old Economist Towers, now the Smithson Building. Rents in St James's can exceed £200 per sq. ft.

112 Jermyn Street is Grade 2 listed and was built as shop and woolen warehouse with offices. 1900-01 by Reginald Morphew. Portland stone, slate roof. Fine sober Free Style palazzo with restrained Arts and Crafts detail of high-quality execution.

Jason Hanley, Partner

📞 020 7025 1391

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract March 2020

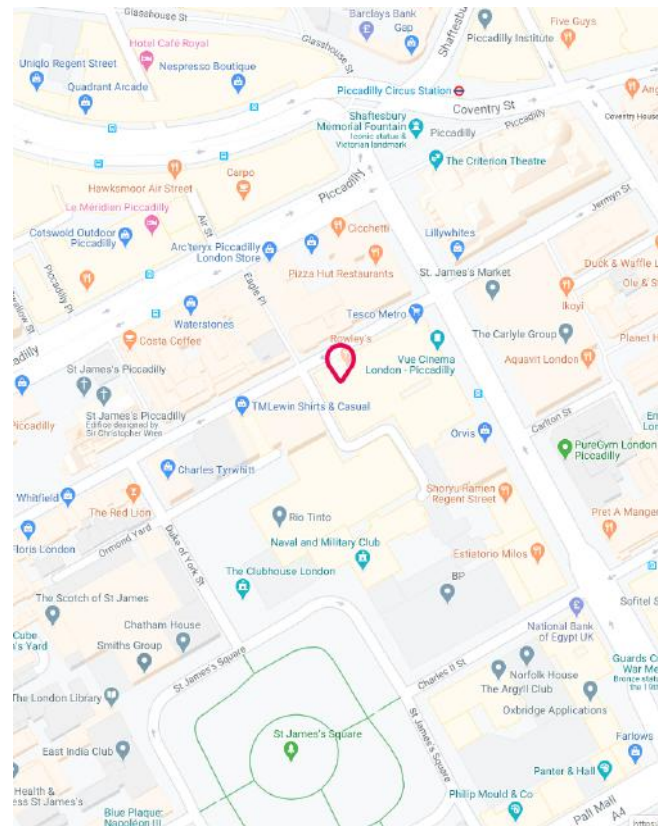
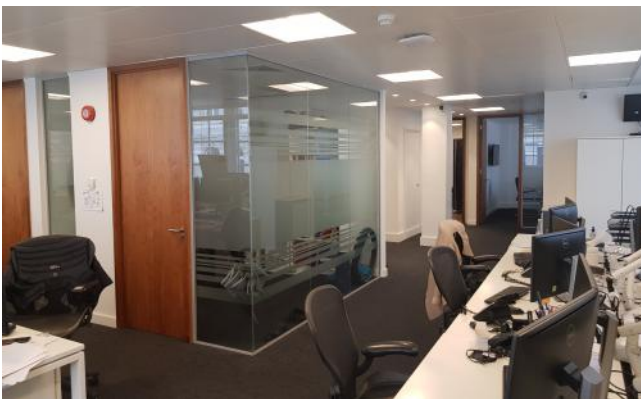
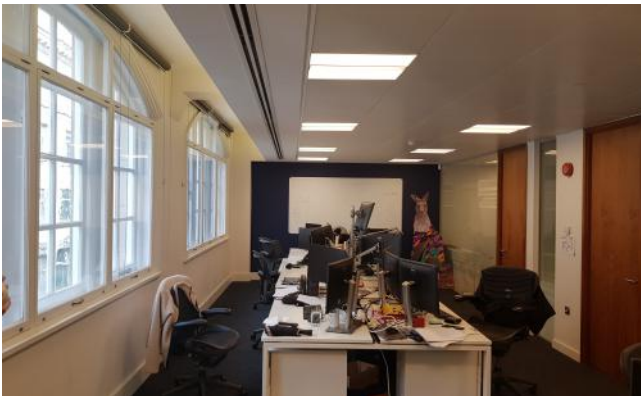
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Terms

Tenure:	Leasehold / FR&I
Lease:	Either fitted for a short term (12 months) or potentially by way of a new lease from the Landlord. VP almost immediate.
Rent:	£87.50 psf pax (new sub-lease)
Rates:	Estimated at £31.20 psf pax (2020/21)
Service Charge:	Approximately £19.00 psf pax including sinking fund yet should decrease
EPC Rating:	C

Amenities

- Commissionaire
- Full A/C
- Excellent corner aspect
- Fully fitted and furnished (plug & play/fibre enabled)
- Lift
- Raised floors
- Prestigious location moments from Piccadilly Circus tube

Jason Hanley, Partner

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Inspections strictly by prior appointment with the sole agent.

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