

OFFICES TO LET 505-766 – 1,271 sq ft



### Location

The property is located on the West side of "Lower" Regent Street and is within a close walk to Piccadilly Circus underground. Green Park underground station is also close, giving easy access to Piccadilly, Victoria and Jubilee lines.

The location is renowned for its high-quality office, retail and leisure provisions. In particular being 150m from St James's Square, close to the Wolsey Restaurant, The Ritz, the RAC Club - and many others. A short stroll also takes you to vibrant Soho and genteel Mayfair. This is a great location.

### Description

The offices are approached by a light, well decorated ground floor entrance with a lift and period staircase. The open plan floors have recently been redecorated and furnished (2<sup>nd</sup> floor) and benefit from their own self-contained WC's.

The floors have excellent views of Regent Street through large sash windows that provide excellent natural light.

The 2<sup>nd</sup> floors is furnished with desking for 8 person & meeting table. The landlord will consider fitting 6<sup>th</sup> & 7<sup>th</sup> by agreement

### Floor Areas

Floor	sq ft	sq m	
6 <sup>th</sup> & 7 <sup>th</sup> Floor	766	71	Available
2 <sup>nd</sup> Floor	505	46	Available
1 <sup>st</sup> Floor	490	45	Under Offer
TOTAL (available)	1,271	118	


\*Measurement in terms of NIA

### Area


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.

**Bert Murray, Surveyor**

 020 7025 1397

**Olivia Stapleton, Surveyor**

 020 7025 8940

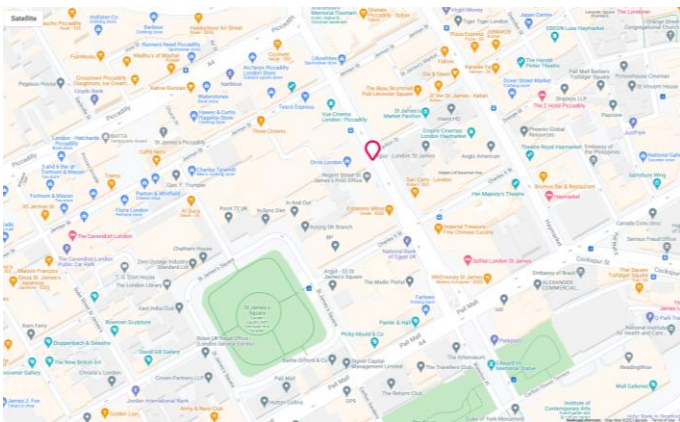
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 February 2022

**13 Regent Street**  
St James's, London, SW1Y 4LR



OFFICES TO LET | 505 766– 1,271 sq ft



### Terms

Tenure:	Leasehold
Lease:	A new flexible lease direct from the Landlord
Rent:	6 <sup>th</sup> & 7 <sup>th</sup> £76,500 fully inclusive 2 <sup>nd</sup> £51,000 fully inclusive
Rates:	Included
Service Charge:	Included

### Amenities

- 6<sup>th</sup> & 7<sup>th</sup> interconnected by internal staircase
- Roof terrace on 7<sup>th</sup> floor
- Private WC's on each floor
- Fitted kitchenettes
- Passenger lift
- 2<sup>nd</sup> floor furnished
- Perimeter trunking/small power
- Comfort cooling

### Bert Murray, Surveyor

📞 07775 521 102  
@ bmurray@monmouthdean.com

.Joint Agents Aston Rose – James Brown 020 7629 1533

### Olivia Stapleton, Surveyor

📞 020 7025 8940 / 07899 667 988  
@ ostapleton@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT