

11 Haymarket

St James's, London, SW1Y 4BP



OFFICES TO LET | 1,408 sq ft



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.

Transport links are excellent with Piccadilly Circus, Charing Cross, Green Park and Leicester Square stations all within a short walking distance.

Description

The available space provides bright office accommodation with a corner aspect. The floor is fitted with a demised kitchenette, air conditioning and under floor trunking.

Floor Areas

Floor	sq ft	sq m
4 th Floor	1,408	131
TOTAL (approx.)	1,408	131

*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, 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

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 January 2023

📞 020 7025 1390

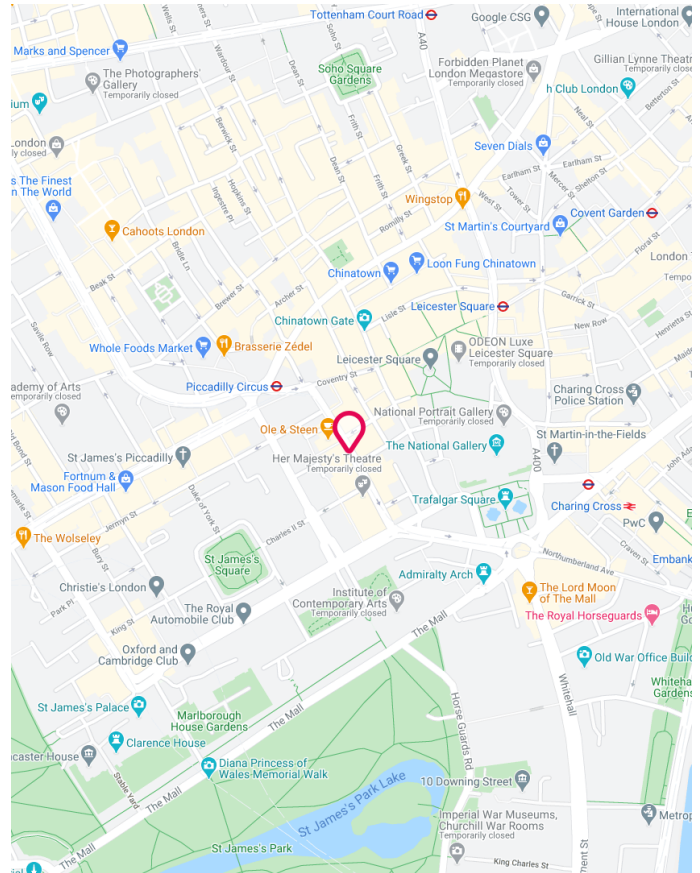
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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£42.50 psf pax
Rates:	Estimated at £38,000 per annum (2022/23)
Service Charge:	£13.00 psf pax

Amenities

- Air conditioning
- Under floor trunking
- Communal WCs
- Entryphone system

Rhys Evans, Partner

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