

DUPLEX OFFICE TO LET IN PRIME LOCATION | 766 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 floor has been redecorated and benefit from their own self-contained WC's. The duplex suite has excellent views of Regent Street that provide excellent natural light.

The landlord is due to provide furnished accommodation to the 6<sup>th</sup> & 7<sup>th</sup> with a further floor coming available of c.500 sq ft

### Bert Murray, Surveyor

 020 7025 1397

### Floor Areas

Floor	sq ft	sq m	
6 <sup>th</sup> & 7 <sup>th</sup> Floor	766	71	<b>AVAILABLE</b>
2 <sup>nd</sup> Floor	505	46	<b>LET</b>
1 <sup>st</sup> Floor	490	45	<b>LET</b>
<b>TOTAL (available)</b>	<b>766</b>	<b>71</b>	


\*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.

### 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.

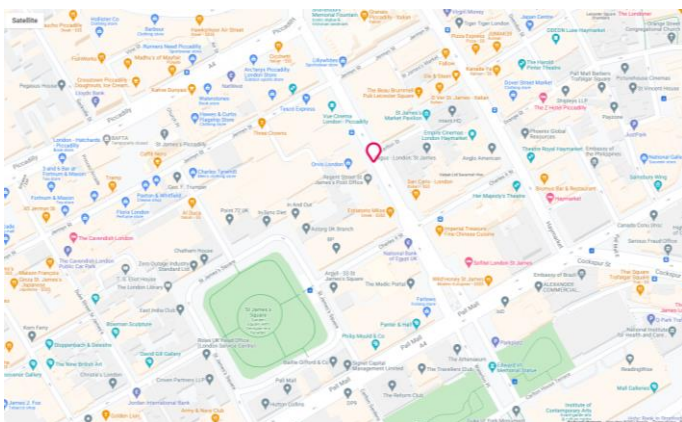
Subject to Contract May 2023

# 13 Regent Street

St James's, London, SW1Y 4LR



6<sup>th</sup> & 7<sup>th</sup> FLOOR OFFICES TO LET | 766 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 per annum 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, Partner

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### Olivia Stapleton, Surveyor

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