



Smithson Plaza, 25 St. James's Street, London, SW1A 1HA

To Let
3,529 sq ft

High quality fitted space available in prominent St James's tower



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Summary

- Rent: £120 per sq ft on a sub-lease basis
- Business rates: £48.90 per sq ft
- Service charge: £24.70 per sq ft
- EPC: C
- Lease: Sublease
- Terms: Available by way of sublease or assignment until March 2028. Or a new lease direct with the Landlord.

Contact & Viewings



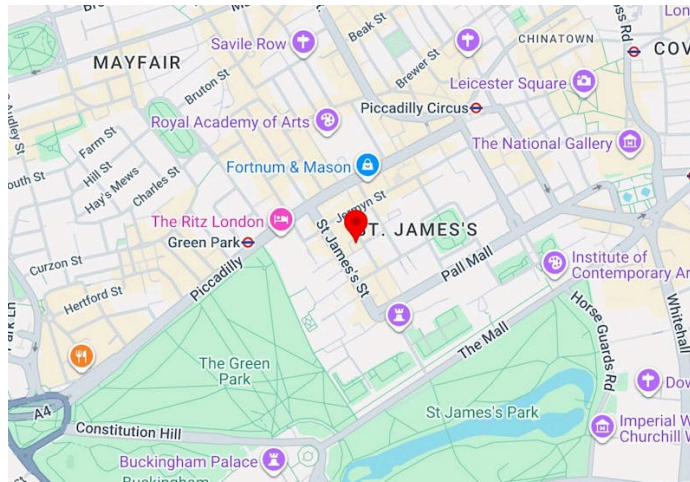
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Description

Excellent quality fitted space available in a prominent St James's Tower, designed by Alison and Peter Smithson. The floor was fitted out in 2023, to include 32 workstations, 5 meeting rooms, a private office and numerous breakout spaces. Available by way of a sublease, assignment or new lease from the Landlord.

Location

St James's stands as one of London's most prestigious addresses, offering unparalleled connectivity, with Green Park and Piccadilly Circus stations providing direct access to multiple Underground lines. Home to an excellent variety of amenities, including world renowned restaurants, luxury retailers on Jermyn Street, and connectivity to Mayfair and Westminster, St James's is renowned as one of the most desirable business environments in London.

Amenities & Specifications

Fitout Concept: CAT B
Furnishing: Fully furnished
Fitout Quality: Plug & Play
Floor to ceiling glazing: Yes
24 hour access: Yes
Commissionaire: Yes
Concierge: Yes

Accommodation

| Name | sq ft | sq m | Availability |
|-------|-------|--------|--------------|
| 1st | 3,529 | 327.85 | Available |
| Total | 3,529 | 327.85 | |

