

3 Duke of York Street  
St James's, London SW1

NEWLY REFURBISHED OFFICE SUITES



285 sq ft (26.5 sq m) - 729 sq ft (67.3 sq m) approx.

TO BE LET

LOCATION:

3 Duke of York Street is in the heart of St James's on the corner with Ormond Yard between Jermyn Street and St James's Square. Both Piccadilly Circus and Green Park underground stations (Jubilee, Victoria, Piccadilly and Bakerloo lines) are close by and there are many buses that pass up and down Piccadilly.

020 7522 8500

**ACCOMMODATION:** The building has recently undergone a complete refurbishment and provides self-contained office floors on LG– 4th floors. The accommodation has the following approximate net internal floor areas: -

Floor	Sq Ft	Sq M	Rent (Sq Ft)	Availability
1 <sup>st</sup>	444	41.25	£69.50	Available
Lower-ground	285	26.48	£15.00	Available
<b>Total</b>	<b>729</b>	<b>67.26</b>		

**AMENITIES:**

- Refurbished
- Air conditioned
- LED lighting
- Automatic passenger lift serving all floors
- Perimeter trunking
- Kitchenette facilities on each floor
- Excellent natural light
- 24 hour access

**TERM:** A new lease direct from the Freeholder for a term to be agreed.

**RENT:** 1<sup>st</sup> floor - £69.50 per sq ft per annum exclusive.

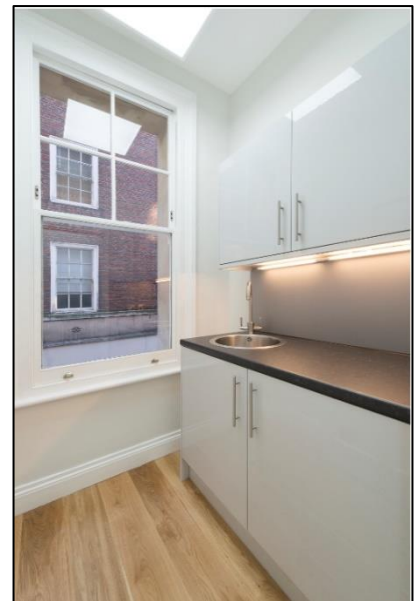
LG floor - £15.00 per sq ft per annum exclusive

**RATES:** The 1st floor business rates are approximately £32.00 per sq ft.

**SERVICE CHARGE:** £15.00 per Sq Ft

**EPC:** To be advised.

**VIEWING:** Strictly by appointment through sole agents **MELLERSH & HARDING**



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