

5th Floor
Smithson Tower
SW1A 1HA

High Quality – Fully Fitted
Office Space

3,609 Sq. Ft



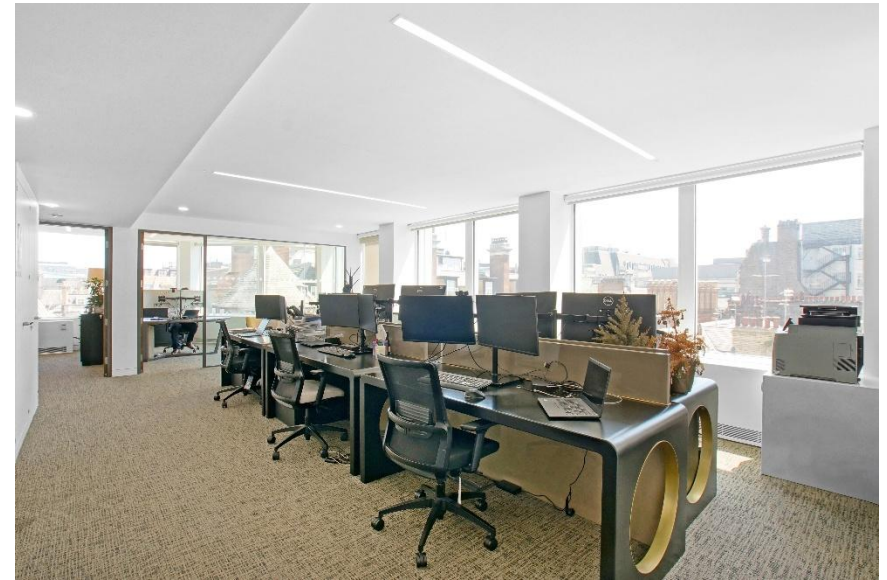
Smithson Tower

A 1960's icon – Smithson Tower sits prominently in the heart of St James. Designed by Alison and Peter Smithson, today the tower offers exceptional office space.

Offering a rare opportunity to acquire a fully fitted suite in the tower, the 5th floor is ready to go with 19 desks spread across open plan and 5 private offices, several private meeting rooms and a dedicated reception.

Summary

- Full fifth floor: 3,609 Sq. Ft
- High quality fit out
- Large private “CEO” style office & 4 private offices
- Well appointed kitchen
- Manned reception
- 6 open plan desks
- Available by way of assignment until 31st December 2029



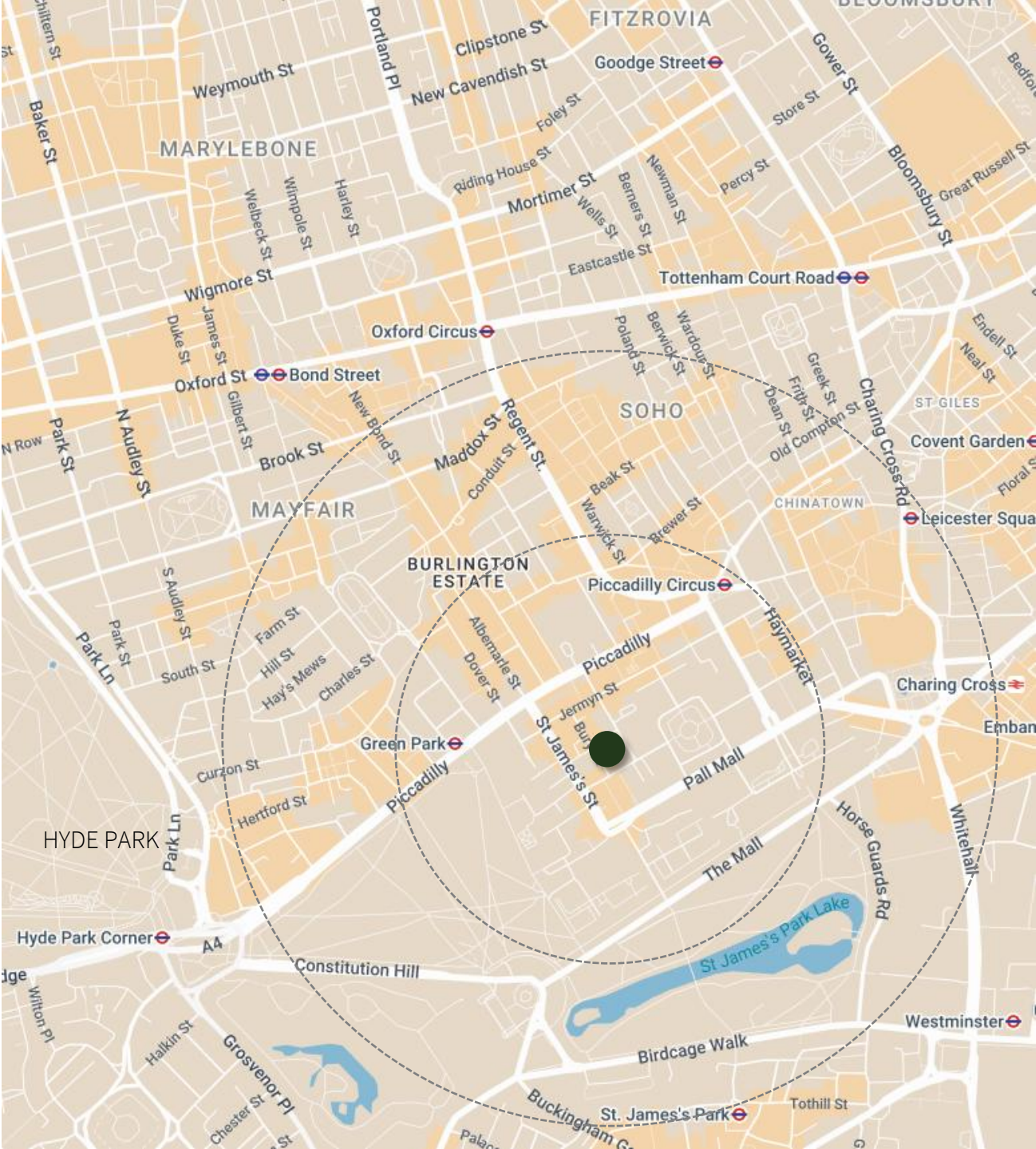
Location

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 and luxury retailers on Jermyn Street, St James's is renowned as one of the most desirable business environments in London.

Key Connections

Tube Station	Walking	Lines		
Green Park	3 minutes			
Picadilly Circus	5 minutes			
Oxford Circus	10 minutes			



Specification

High Quality Fit Out

- Fully fitted with desks and meeting rooms
- Meeting rooms including large board room
- 5 large private offices
- 6 open plan desks
- Fitted kitchen
- Dedicated reception and WCs

Building Specification

- Air conditioning
- Modern LED lighting
- Plasterboard ceilings
- Dedicated WCs for the 5th floor
- 3 passenger lifts with demand control
- Building showers and cycle racks
- Day time manned building reception
- Raised access floor



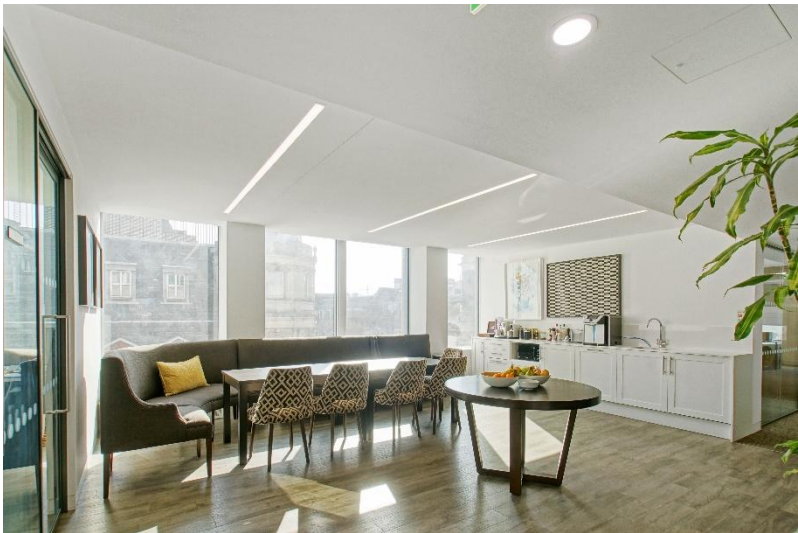
Lease Details

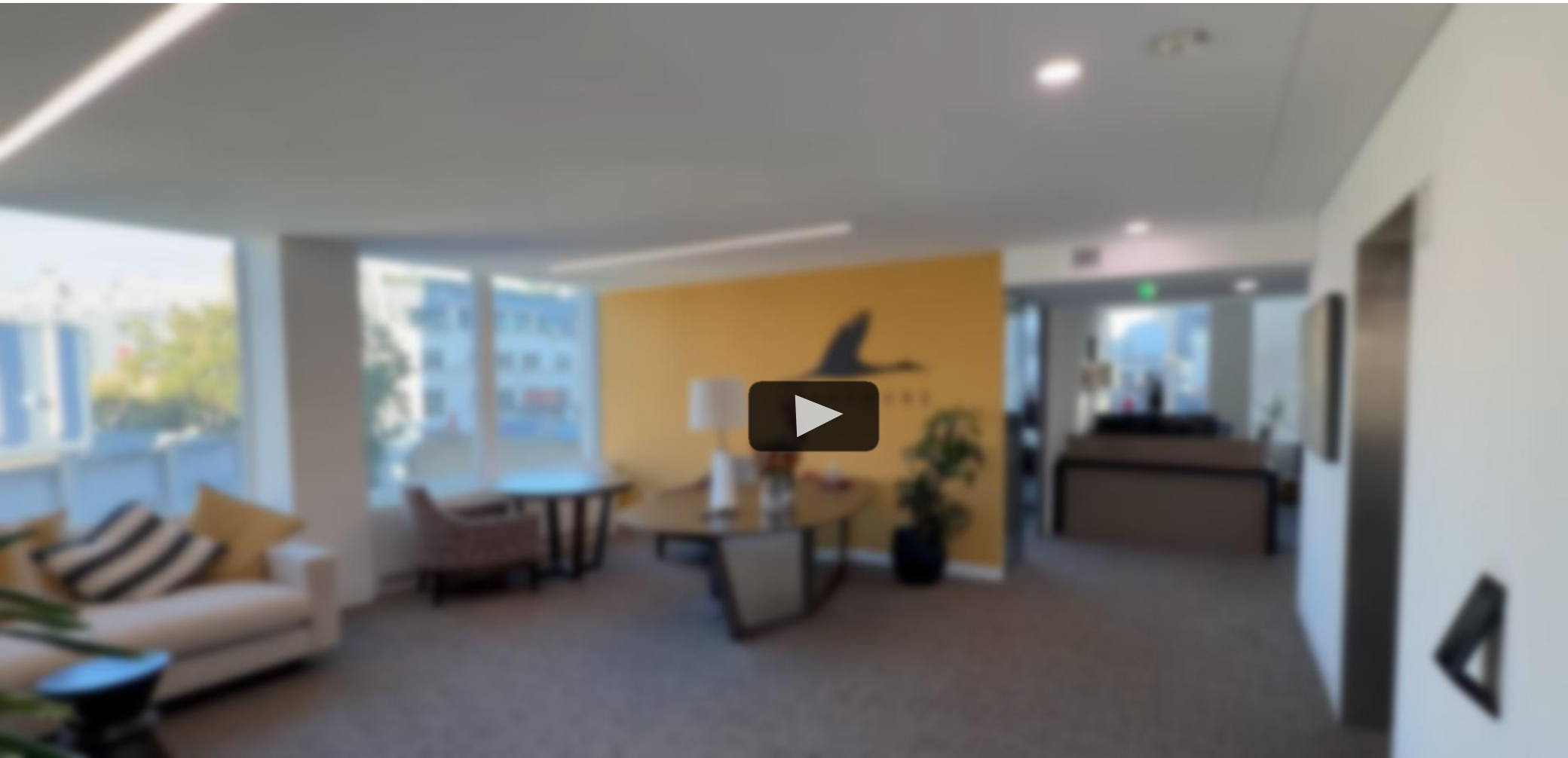
The fifth floor is available by way of assignment from our client until 31st December 2029.

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)	Total Costs (per sq. ft)
5th	3,609	£145.00	£21.54	£45.22	£209.35
Total	3,609	£523,305 PA	£77,737 PA	£163,199 PA	£755,544 PA

5th Floor, Smithson Tower / London



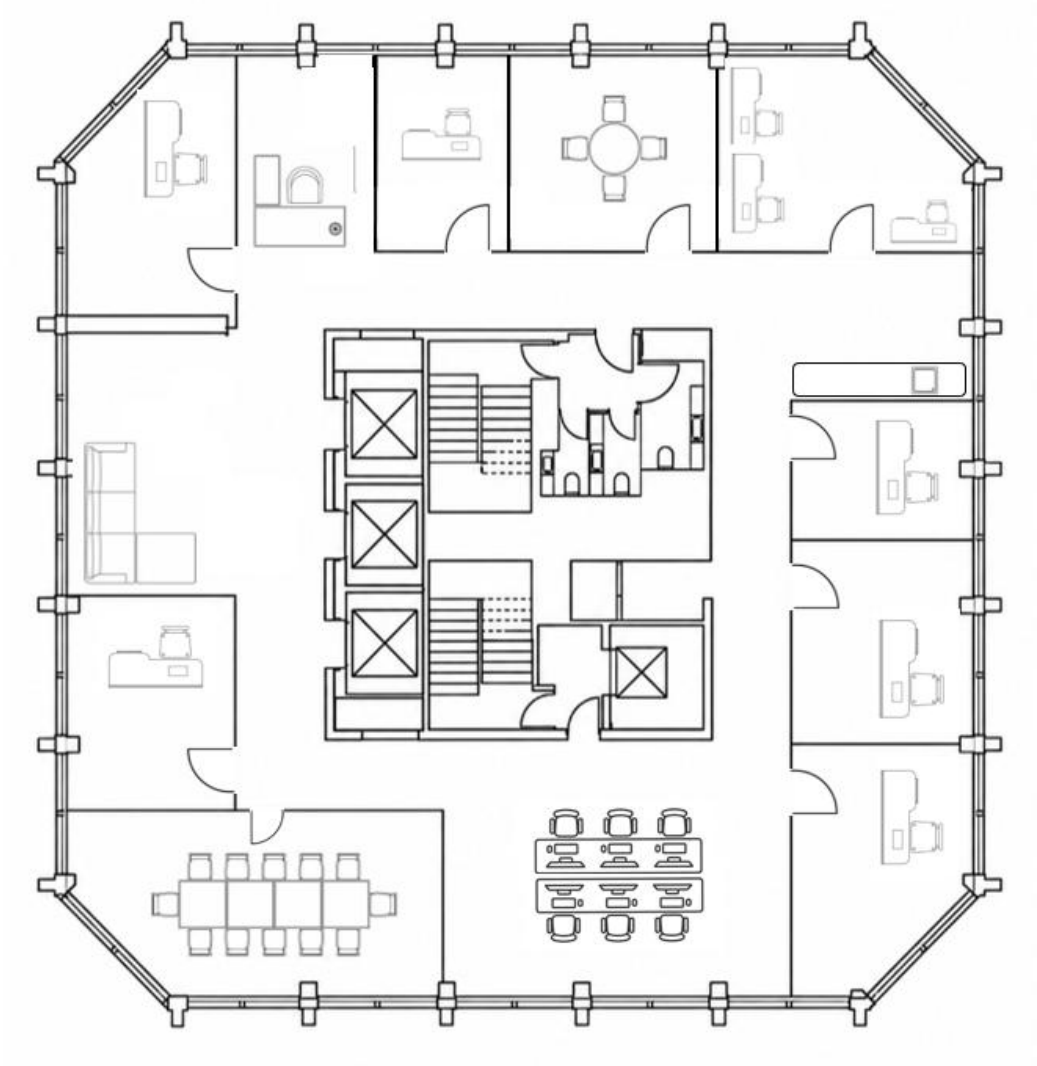


5th Floor, Smithson Tower / London

Floorplan

5th Floor

19 Desks (Total)
5 Private Offices
21x 14 Person Board Room
1 x 4 Person meeting room
1 x reception
1 x soft seating areas
Kitchen/Breakout



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