

# 22 King Street, St James, London, SW1Y 6QY

## TO LET

Office / Serviced Office

10 to 12 Desks

£1,060 - £1,300 per desk

# Premium St James's workspace with concierge, roof terrace & fully fitted offices near Green Park and Piccadilly.



- Grade II listed building in the heart of St James's
- Fully fitted and furnished private office suites
- Concierge reception and communal breakout areas
- Private roof terrace and shower facilities
- Meeting rooms and self-contained kitchenettes
- Bicycle storage and 24-hour access
- Moments from Green Park & Piccadilly Circus stations

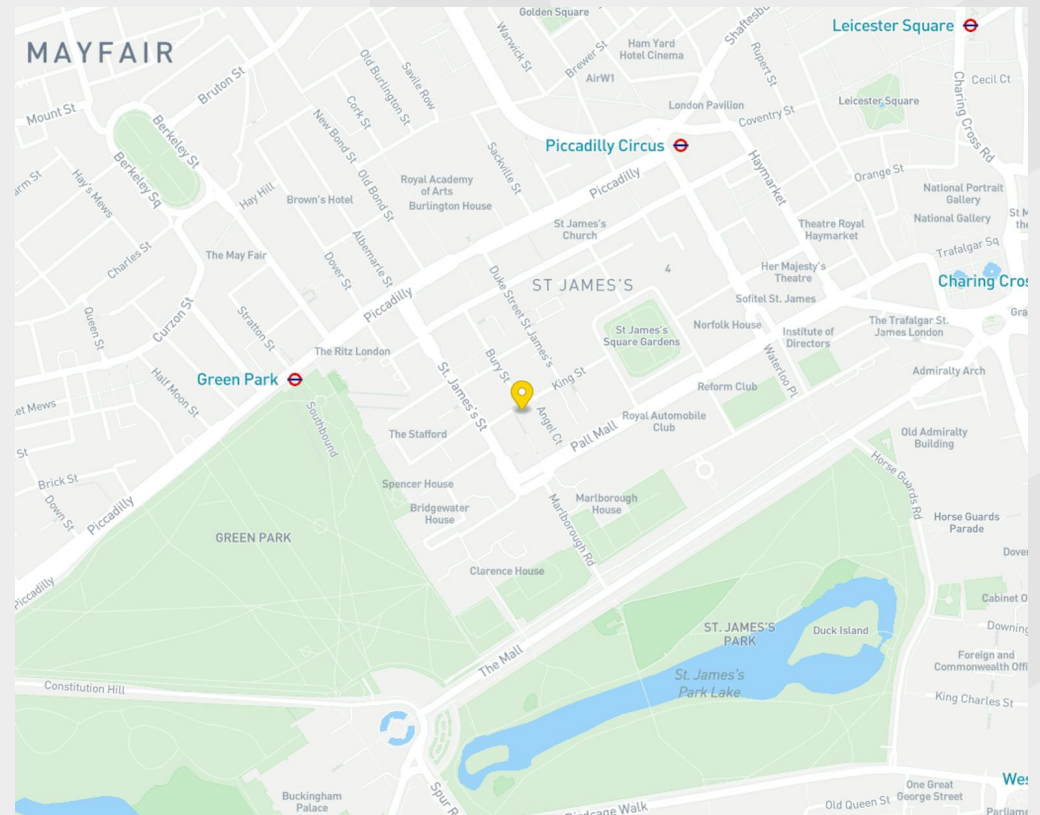


## Description

22 King Street offers premium managed workspace within an attractive Grade II listed building in the heart of St James's. The available office suites benefit from high-quality fit outs including dedicated meeting rooms, breakout areas and self-contained kitchenettes, creating a seamless plug-and-play workplace solution. Occupiers benefit from concierge services, communal breakout space, shower facilities, bicycle storage and a private roof terrace, alongside flexible all-inclusive terms tailored to modern businesses.

## Location

Located in the heart of St James's, 22 King Street is moments from Green Park and Piccadilly Circus stations, providing excellent connectivity across the West End and Central London. The surrounding area offers an exceptional mix of private members clubs, luxury hotels, fine dining and world-class retail, with Pall Mall, Regent Street and St James's Square all close by.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Suite - 101	522	48.50	£13,020 /month	n/a	n/a	Available
Suite - 401	507	47.10	£11,177 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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