
TO LET

**2 Babmaes Street
London SW1Y 6HD**

**High quality fully fitted office space in
the heart of St James's**

**1,278 Sq Ft
(119 Sq M)**

DESCRIPTION

2 Babmaes Street has recently been refurbished to a high specification. The first floor provides open plan offices with a large boardroom, break-out space and a kitchenette. The premises benefits from a smart entrance, manned reception and shower facilities.

- ✓ Fully fitted air-conditioned offices
- ✓ Raised access floor
- ✓ Passenger lift
- ✓ Building commissionaire
- ✓ Shower (lower ground floor)
- ✓ EPC rating B



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,278	119

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

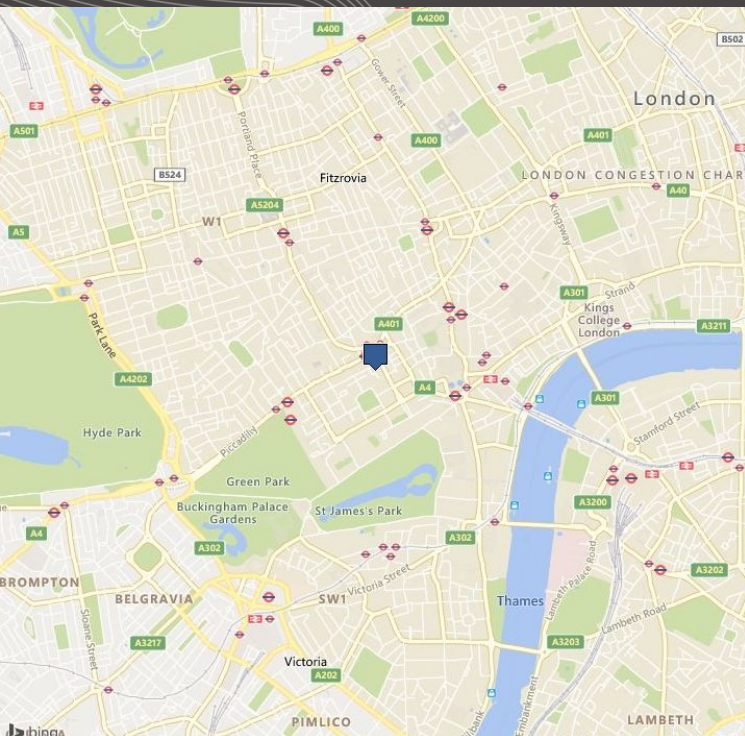
BUSINESS RATES & SERVICE CHARGE

Business Rates are approximately £42.50 per sq ft (2012/2021). Service Charge is £14.00 per sq ft.

TERMS

A short term sub-lease is available until February 2022. Alternatively, a new lease is available direct form the Landlord on terms by negotiation. Full details upon application.





LOCATION

Situated in the heart of St. James's, the property benefits from a vast selection of shops, restaurants and pubs. The area is an established office location, home to many corporate headquarters. Piccadilly Circus and Green Park underground stations (Piccadilly, Victoria, Bakerloo and Jubilee lines) are located within a short walking distance.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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