
TO LET

**Southwest House, 11A Regent Street
London SW1Y 4LR**

High Quality Fitted Office in St James's

**4,559 Sq Ft
(424 Sq M)**

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DESCRIPTION

Behind a beautiful Georgian façade, fronting the globally renowned, Regent Street, the 5th floor provides a mixture of open plan and private office accommodation. The 5th floor is fitted to a high specification with a reception, kitchen, shower and toilets within the demise. The 5th floor is complete with four, spacious meeting rooms and an impressive boardroom. The 4th floor is also available providing additional space for larger requirements.

- ✓ Fully Fitted Office Space
- ✓ Complete with open-plan desks, reception, meeting rooms
- ✓ Modern kitchen, demised WC and shower
- ✓ VRF heating and cooling system
- ✓ 3 x passenger lifts
- ✓ 36 Bicycle Racks
- ✓ Raised Floors
- ✓ Manned Reception



ACCOMMODATION

Net Internal Areas	sq ft	sq m
5th	4,559	424
Total	4,559	424

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: Approx £31.00 per sq ft
Service Charge: Approx £11.00 per sq ft

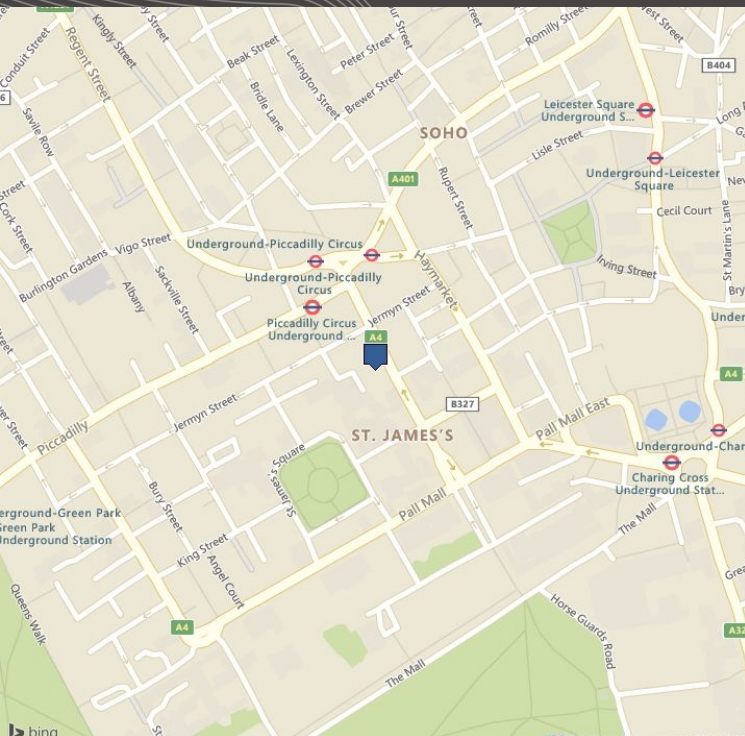
TERMS

Assignment or Sublease expiring April 2024 at a passing rent of £67 psf or £72.50 psf respectively. Alternatively a new lease direct from the landlord is available on terms to be agreed.

EPC B EPC Rating: B (49)

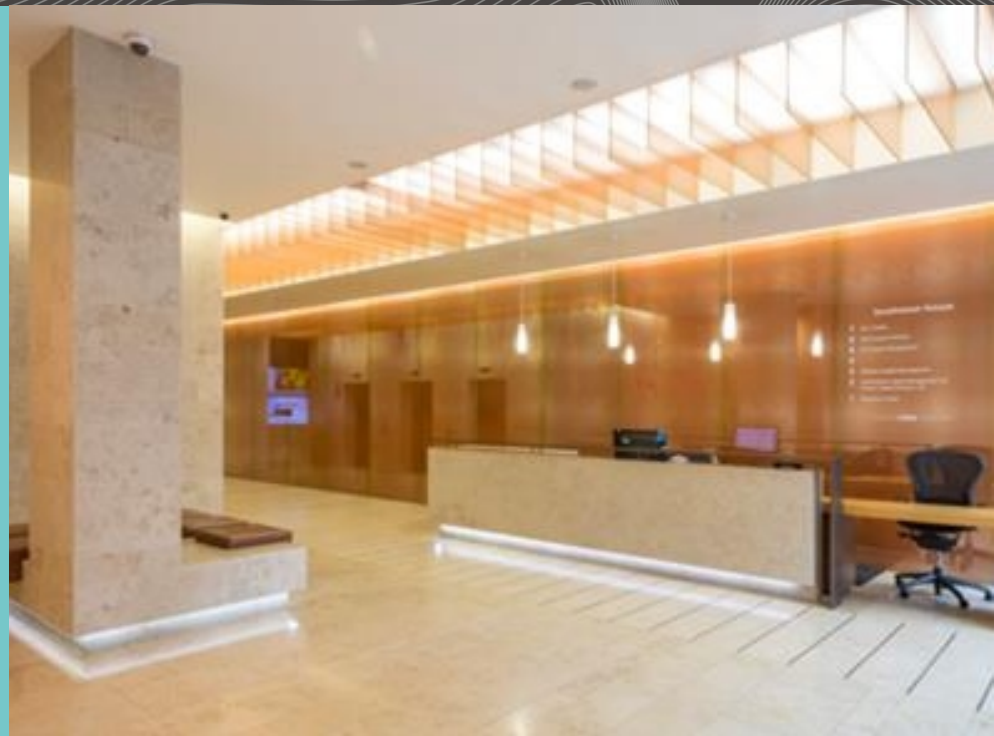


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LOCATION

On the west side of Regent Street in the heart of St James's, the property is on the doorstep of London's most notable luxury retailers, restaurants and galleries. Piccadilly Circus, Green Park and Charring Cross stations are within a short walking distance, offering easy access to the local and national network.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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