



Comprehensively Refurbished Office with Fantastic Natural Light and New End of Journey Facilities - To Let

Byron House

SW1A 1EE

Office

TO LET

3,998 sq ft

(371.43 sq m)

- Comprehensively Refurbished 2nd Floor
- Cat A (Fully Fitted Option Available on Request)
- Excellent Natural Light
- New Communal Roof Terrace
- New On-site Gym
- Manned Reception
- Air conditioning
- LED lighting
- Fully accessible raised floors
- Demised WCs
- 1 x Passenger Lift

A Creative Approach to Commercial Property

Byron House, London, SW1A 1EE

Summary

Available Size	3,998 sq ft
Rent	Rent on application
Rates Payable	£43.26 per sq ft
Rateable Value	£322,500
Service Charge	£15 per sq ft est.
EPC Rating	B

Description

The available accommodation comprises the entire 2nd Floor which has been subject to a comprehensive refurbishment to the highest of standards. The floor benefit from excellent natural light on four elevations.

The building further benefits from a new communal roof terrace, gym and manned reception.

Location

The property is situated on the east side of St James's Street which is well served by a range of internationally recognized hotels, shops and restaurants and a short walk from St James's Park and Green Park.

Transport links are excellent with Green Park station (Victoria, Piccadilly and Jubilee line) and Piccadilly station (Bakerloo and Piccadilly lines) within close proximity.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
2nd	3,998	371.43	To Let	Coming Soon
Total	3,998	371.43		

Specification

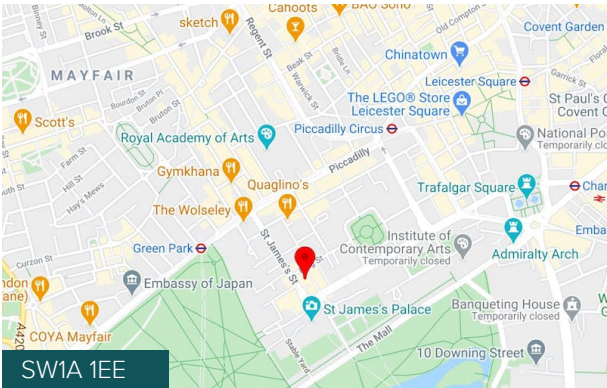
- Comprehensively refurbished 2nd Floor
- Cat A Specification (Fully Fitted Option on Request)
- Excellent natural light (on four elevations)
- New Communal Roof Terrace
- New On-site Gym
- Manned Reception
- LED lighting
- Fully accessible raised floors
- Air conditioning
- 1 x Passenger lift
- Private WC facilities

Viewings

Through joint agents Hanover Green & RX London

Terms

New lease on terms by arrangement



Viewing & Further Information



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More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)