



## Newly Refurbished and Fully Fitted Offices in Core St James's - To Let

### 2 Babmaes Street

SW1Y 6HD

Office

# TO LET

**1,305 sq ft**

(121.24 sq m)

- Newly refurbished
- Fully Fitted Offices (12 desks, 1 conference room, 2 meeting rooms, kitchen & breakout)
- Passenger Lift
- Communal WCs
- Shower & Bike Storage
- Commissionaire
- Fibre-Enabled Floor

# 2 Babmaes Street, London, SW1Y 6HD

## Summary

Available Size	1,305 sq ft
Rent	£120 per sq ft
Rates Payable	£43 per sq ft
Service Charge	£17.71 per sq ft
EPC Rating	Upon enquiry

## Description

The 2nd floor provides newly refurbished, Grade A office space. The floor has been fully fitted to accommodate 12 desks & chairs, a conference room, two small meeting rooms, kitchen and break out areas. The floor has excellent floor to ceiling heights, fantastic natural light and charming views of Babmaes Street.

The building benefits from a passenger lift, a commissionaire, shower and bike storage.

## Location

The location boasts a wealth of high end amenities with the world renowned Jermyn Street on the doorstep, whilst Soho has a much more contemporary offering with Ham Yard Hotel and Rapha Cycle Club all within a 10 minute walk. The building is ideally located within a three minute walk of Piccadilly Circus underground station, while Green Park and Charing Cross stations are also a short walk away.

## Accommodation

The accommodation comprises the following areas:

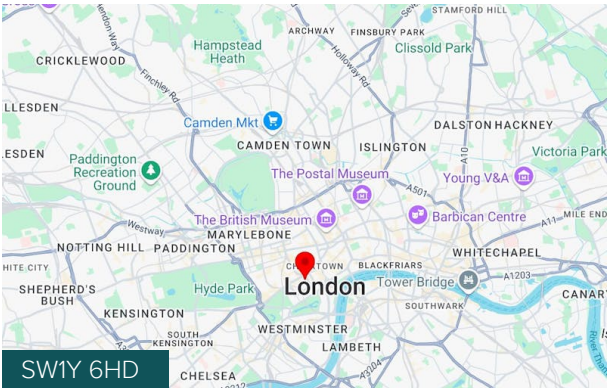
Name	sq ft	sq m	Availability
2nd	1,348	125.23	Under Offer
5th - w/Terrace	1,305	121.24	Available
Total	2,653	246.47	

## Viewings

Access arranged via joint agents Hanover Green and Cushman & Wakefield

## Terms

Available by way of a new lease direct from the landlord



## Viewing & Further Information



**Guy Milne**  
07775 897919  
gmilne@hanovergreen.co.uk



**George Brewster**  
07745 606874  
gbrewster@hanovergreen.co.uk



**Zoe Ramsay**  
+44 7799821910  
zramsay@hanovergreen.co.uk

**Joel Randall (Cushman & Wakefield)**  
020 7152 5517 | 07525 897 012

**Ellie Symons (Cushman & Wakefield)**  
07827 758781