

NEW LEASE OPPORTUNITY AVAILABLE

- ✓ Prominent St James location
- ✓ Showroom Gallery Office
- ✓ Self contained premises
- ✓ Grade II Listed building
- ✓ Excellent transport links
- ✓ Affluent locality
- ✓ New lease available
- ✓ Term to be agreed
- ✓ Nil premium
- ✓ Rent on application



No. 16 Waterloo Place, St. James's, London, SW1Y 4AR

Prime Opportunity Available in the Heart
of the West End

4,431 Sq Ft
(411.7 Sq M)

No. 16 Waterloo Place, St James's, London, SW1Y 4AR

DESCRIPTION

Occupying a prominent position on the western side of Waterloo Place, the self contained premises comprises basement, ground floor and mezzanine of this Grade II listed building.

The property benefits from an imposing entrance onto Waterloo Place and a unique and historic frontage. Internally, the premises boasts vast floor to ceiling heights and good natural light.

The surrounding locality is affluent, comprising, office workers, residents and tourists.

LOCATION

St James's is a central district within the City of Westminster in London, and forming a part of the West End. The area is bounded by Green Park, Piccadilly, and the Mall to form one of the most prestigious and exclusive areas in London.

Waterloo Place provides the main connection between Pall Mall and Piccadilly, and benefits from excellent transport links. Both Green Park (Victoria and Jubilee Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) Underground stations are located within walking distance from the property.



LOCAL OCCUPIERS

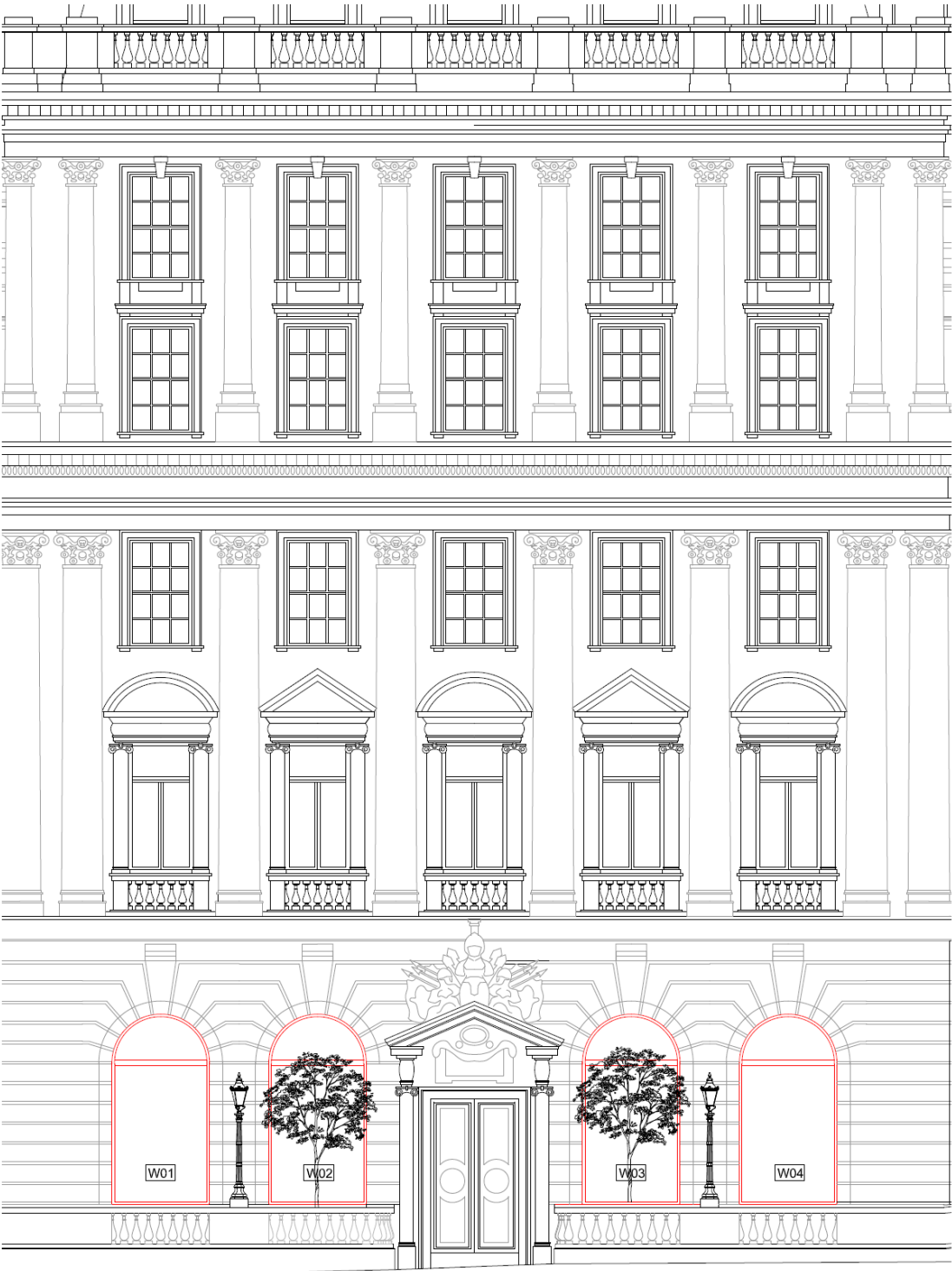
Nearby occupiers including Sofitel Hotel, The Athenaeum Club, The Travellers Club, National Bank of Egypt, The Royal Opera Arcade, Philip Mould Art Gallery, Panter & Hall Gallery, La Galleria Pall Mall, Estiatorio Milos and Smeg Showroom. Theatres include, Her Majesty's Theatre and Theatre Royal Haymarket.

ACCOMMODATION

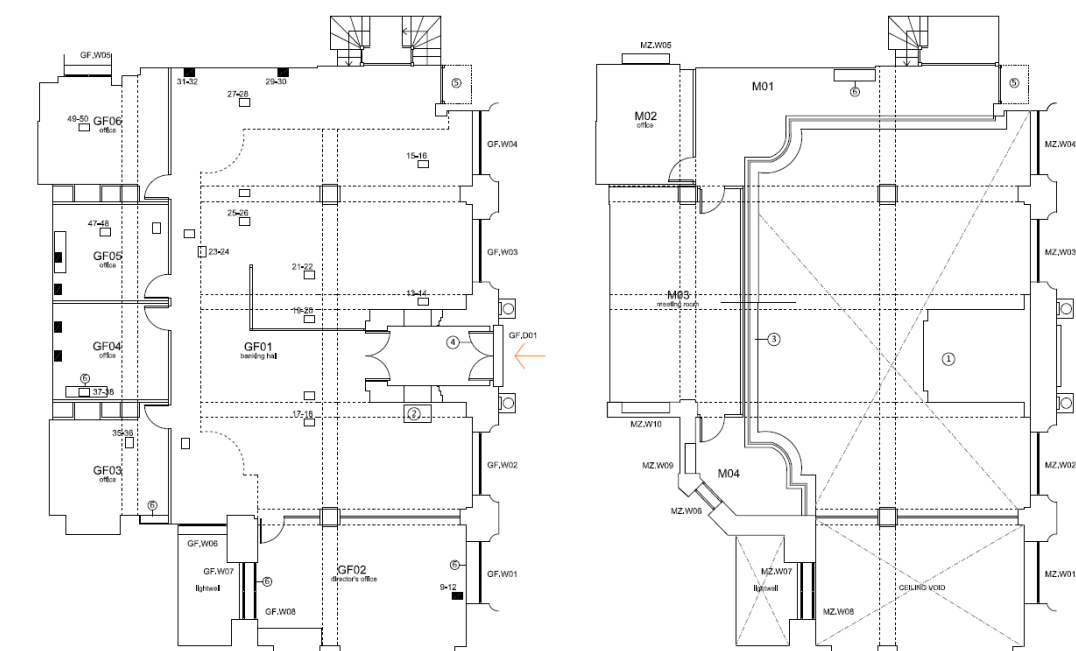
The property presents the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,827	169.8
Mezzanine	603	56.0
Basement	2,001	185.9
TOTAL	4,431	411.7

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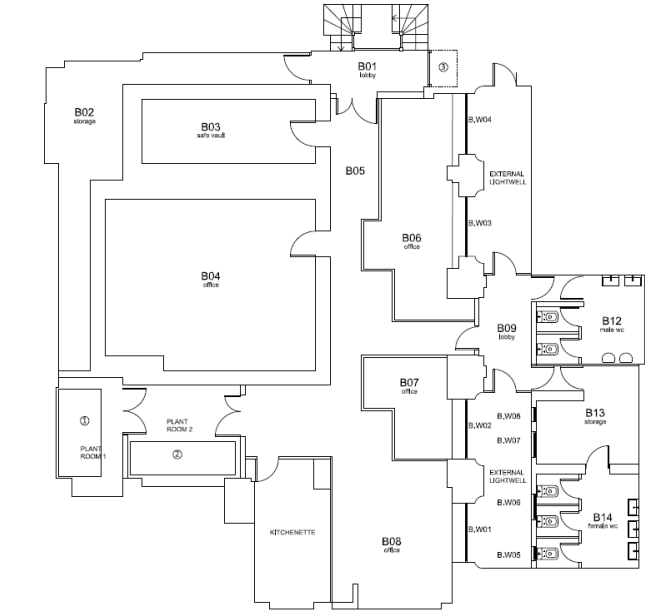


16 WATERLOO PLACE



01 Ground Floor
01 101 Existing Plan

02 Mezzanine Level
01 101 Existing Plan



01 Basement
01 100 Existing Plan



TERMS

A new effective full repairing and insuring lease for a term to be agreed, subject to vacant possession.

RENT

Available on application.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

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.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents:

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