

**SOUTHWEST HOUSE,
REGENT STREET,
LONDON SW1**

Newly Refurbished Office to Let
4th floor - 4,511 sq. ft.

**LOCATION**

The property is located on the west side of Regent Street, close to St James's Square. St James's Market, providing a unique range of restaurants and retailers, is less than a 2 minute walk away.

DESCRIPTION

Southwest House is an office building behind a retained Georgian façade, arranged over basement, ground and seven upper floors.
The 4th floor has been comprehensively refurbished and benefits from views over St James' and Regent Street.

AMENITIES

- Newly refurbished floor
- Commissionaire
- 3 x passenger lifts
- Demised shower and WCs
- Raised floor
- Suspended ceiling
- VRF air conditioning
- Bike racks, showers and lockers in basement

TRANSPORT LINKS

Piccadilly Circus		3 minutes
Green Park		10 minutes
Charing Cross		10 minutes

TERMS

The space is available on a new lease direct from the landlord, on a term by arrangement.

Rent: £79.50 per sq.ft

Rates: £31.35 per sq.ft

Service charge: £10.62 per sq.ft

CONTACT

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For further information or to arrange a viewing.

