

CFK

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**ENTIRE 3RD FLOOR
97 JERMYN STREET
ST JAMES'S
LONDON SW1**

**COMFORT COOLED OFFICES
667 FT² (62M²) APPROX - TO LET**



THE LOCATION

This character building is on the corner of Jermyn Street and Duke of York Street, very close to St James's Square. Green Park and Piccadilly Underground Stations (Piccadilly, Victoria, Jubilee and Bakerloo lines) are within easy walking distance, and the area is served by numerous bus routes.

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THE BUILDING

The ground floor of this prominent period building is occupied by the renowned Harvie & Hudson, and the four upper floors of offices are served by a dedicated office entrance in Duke of York Street, which has recently been upgraded.

The common parts have also been extensively refurbished which incorporated full redecoration, recarpeting and a new inner entrance door. A lift serves the first to the fourth floors

ACCOMMODATION

The available offices comprise the entire third floor of approx. 667 sq ft (62 sq m). The floor is totally open plan, has extremely good natural light and has views over St James's Church.

The offices have been fully refurbished which included total redecoration and recarpeting together with perimeter trunking. 2 comfort cooling units have been installed, as has a new lowered ceiling with lighting which still allows the original cornice to be clearly visible. In addition a new kitchenette has been installed

AMENITIES

Open Plan offices

Comfort cooling and heating

Lift

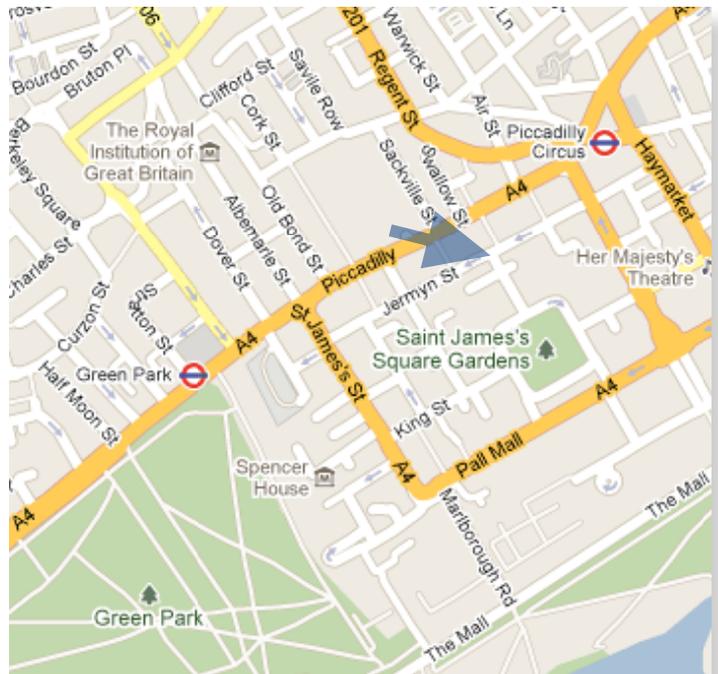
Kitchenette

Fully carpeted

Entry phone

Fully redecorated

Skirting trunking



LEASE

For a term by arrangement.

RENT, RATES AND SERVICE CHARGE

On application

POSSESSION

On completion

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the sole agents CFK.

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**FOR FURTHER INFORMATION,
VISIT OUR WEBSITE:**

www.cfkllp.co.uk

Subject to Contract



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MISREPRESENTATION ACT 1967

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