

CFK

020 7484 9269

www.cfklp.co.uk

**PART 4TH FLOOR, 97 JERMYN ST,
ST JAMES'S
LONDON SW1**

OFFICE SUITE

350 FT² (32.51 M²) APPROX - TO LET



THE LOCATION

This 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.

THE BUILDING

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

The common parts have also been extensively refurbished which incorporated full redecoration, recarpeting and a new inner entrance door.

ACCOMMODATION

The available space comprises part of the fourth floor of approx 350 ft² (32.51 m²) and is served by the lift which serves the first to fourth floors. The floor is totally open plan except for a glazed partition which partly divides the space, and there is a good view over St. James's Church Piccadilly opposite.

The space has been redecorated and has carpeting and heating together with perimeter trunking. The offices are available with or without the desking currently in situ.

PART 4th FLOOR • 97 JERMYN STREET • ST JAMES'S • LONDON SW1

AMENITIES

- Open plan
- Lift
- Heating
- Fully carpeted
- Entry phone
- Redecorated
- Skirting Trunking
- Furniture available



LEASE

For a term by arrangement.

RENT

£21,000 per annum exclusive

POSSESSION

On completion

LEGAL COSTS

Each party to be responsible for their own legal costs.



EPC

The energy performance for this space is D87. A copy of the certificate is available.

VIEWING

Strictly by appointment through the sole agents CFK.

Michael Fraser
michael.fraser@cfkllp.co.uk
020 7484 9262

Ian Kitchener
ian.kitchener@cfkllp.co.uk

020 7484 9260

FOR FURTHER INFORMATION, VISIT OUR WEBSITE:

www.cfkllp.co.uk

Subject to Contract



PART 4th FLOOR • 97 JERMYN STREET • ST JAMES'S • LONDON SW1



MISREPRESENTATION ACT 1967

Notice: Messrs. CFK_{LLP} for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) these particulars do not constitute, nor constitute any part of, an offer or a contract. (ii) all statements contained in these particulars as to this property are made without responsibility on the part of Messrs. CFK_{LLP} or the vendors or lessors. (iii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. (v) the vendors or lessors do not make or give, and neither Messrs. CFK_{LLP} nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. VAT: All prices and/or rentals are, unless stated otherwise, quoted exclusive of Value Added Tax, which may be payable. April 2015