

# CFK

020 7484 9269

[www.cfklp.co.uk](http://www.cfklp.co.uk)

97 Jermyn Street  
St James's  
London SW1

Comfort Cooled Office Floor  
660 ft<sup>2</sup> 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.

97 Jermyn Street • St James's • London SW1

# The Building

The ground floor of this prominent period building is occupied by the renowned Harvie & Hudson men's outfitters, and the four upper floors of offices are served by a dedicated office entrance in Duke of York Street.

The common parts were modernized a few years ago and are shortly to be redecorated. All WC facilities have just been renewed. A lift serves the first to the fourth floors.

# Accommodation

The available offices comprise the entire second floor. The floor 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. Comfort cooling units have been installed, as has new lighting. In addition a kitchenette has been provided within the office area.

Floor	Area(ft <sup>2</sup> )	
2nd Floor	660	open plan

# Amenities

- Comfort cooling and heating
- Lift
- Kitchenette
- Fully carpeted
- Entry phone
- Fully redecorated
- Skirting trunking



# Lease

For a term by arrangement.

# Rent, Rates & Service Charge

On application

# Possession

On completion

# EPC

The energy performance for the 2nd floor is C63

# Legal Costs

Each party to be responsible for their own legal costs.



## Viewing

Strictly by appointment through the sole agents CFK.

Ian Kitchener

[ian.kitchener@cfkllp.co.uk](mailto:ian.kitchener@cfkllp.co.uk)

020 7484 9260

Michael Fraser

[michael.fraser@cfkllp.co.uk](mailto:michael.fraser@cfkllp.co.uk)

020 7484 9269

[www.cfkllp.co.uk](http://www.cfkllp.co.uk)

## Subject to Contract

### Misrepresentation Act 1967

Notice: Messrs. CFK<sub>LLP</sub> 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<sub>LLP</sub> 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<sub>LLP</sub> 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. October 2016



