

# CFK

020 7484 9269

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97 JERMYN STREET  
ST JAMES'S  
LONDON SW1

Fully fitted and Refurbished  
Comfort Cooled Office Floor  
682 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

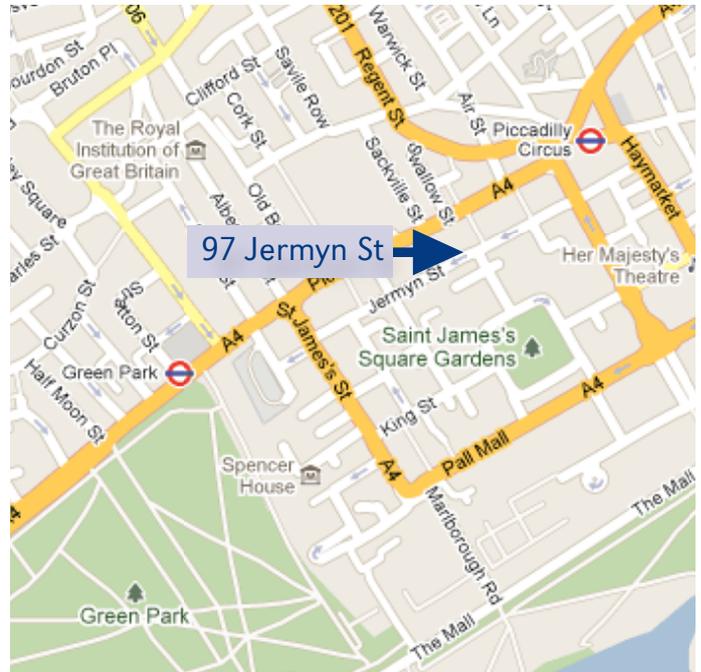
The available offices comprise the entire third floor. The floor has extremely good natural light and has views over St. James's Church.

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. The office floor has been fitted out and provides 3 offices and a meeting room, the remainder being an open plan area which has a kitchenette.

Floor	Area(ft <sup>2</sup> )
3rd Floor	682

# Amenities

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



## Lease

For a term by arrangement.

## Rent, Rates & Service Charge

On application

## Possession

On completion

## EPC

The energy performance for the 3rd floor is C55

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing

Strictly by appointment through the sole agents CFK.

Ian Kitchener

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020 7484 9260

Michael Fraser

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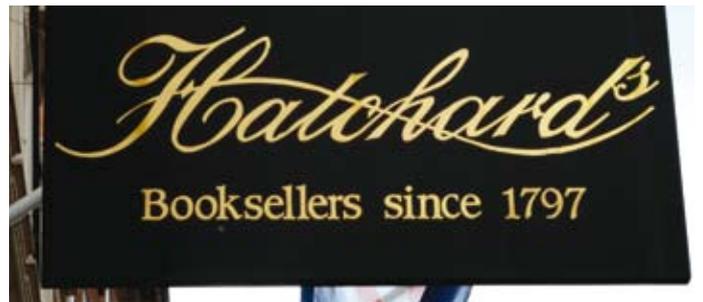
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## Subject to Contract

### Misrepresentation Act 1967

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