

FULLY FITTED PLUG & PLAY OFFICE SUITE

AVAILABLE SHORT OR LONG TERM

2ND FLOOR 4,815 SQ FT

6 DUKE STREET, ST JAMES'S, LONDON SW1



Location:	The property is located on the east side of Duke Street, St James's, close to the junction with King Street. Green Park (Jubilee, Piccadilly and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) are both in close proximity.
Accommodation	<p>The property was substantially refurbished three years ago and the office suite has been fitted out to a very high standard to provide a mixture of private offices, boardrooms and open plan areas.</p> <p>2nd floor – 4,815 sq ft</p>
Amenities:	<ul style="list-style-type: none">• Fully fitted as a plug and play option• Two 8 person passenger lifts• Superb natural light• VRF air-conditioning• Kitchen and breakout area
Lease:	For a term to expire 21 st September 2027 subject to rent review 2 nd September 2022 and a tenant option to break 21 st September 2022.
Rent:	£446,679 per annum exclusive
Rates Payable:	£34.85 per sq ft payable.
Service Charge:	£9.38 per sq ft.
Legal Costs:	Each party to bear their own legal costs incurred in this transaction.
Viewing:	Strictly by appointment with sole agents James Andrew International.



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