



OFFICE TO LET

78 ST. JAMES'S STREET

London, SW1A 1EJ

78 ST JAMES'S STREET COMBINES MODERN EFFICIENCY AND SCALE WITH OUTSTANDING AMENITIES AND CHARACTER TO PROVIDE WORKSPACE FOR OUR TIME.

11,614 SQ FT (1,078.98 SQ M)



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DETAILS

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Lower Ground	11,614	1,078.98	Available
Total	11,614	1,078.98	

KEY FEATURES

- Unique heritage spaces combined with modern workspaces.
- Pavilion and communal terrace with panoramic views over the leafy canopies of Green Park and the spires of Westminster.
- Large efficient floorplates providing practical and adaptable workspace.
- Outstanding amenity and end-of-trip facilities.

OUTGOINGS

- **Rent:** £37.50 per sq ft
- **Rates:**
- **Service charge:** £25 per sq ft Includes a £5.00 per sq ft amenity charge.
- **EPC:** EPC exempt - Currently being constructed or undergoing major refurbishment

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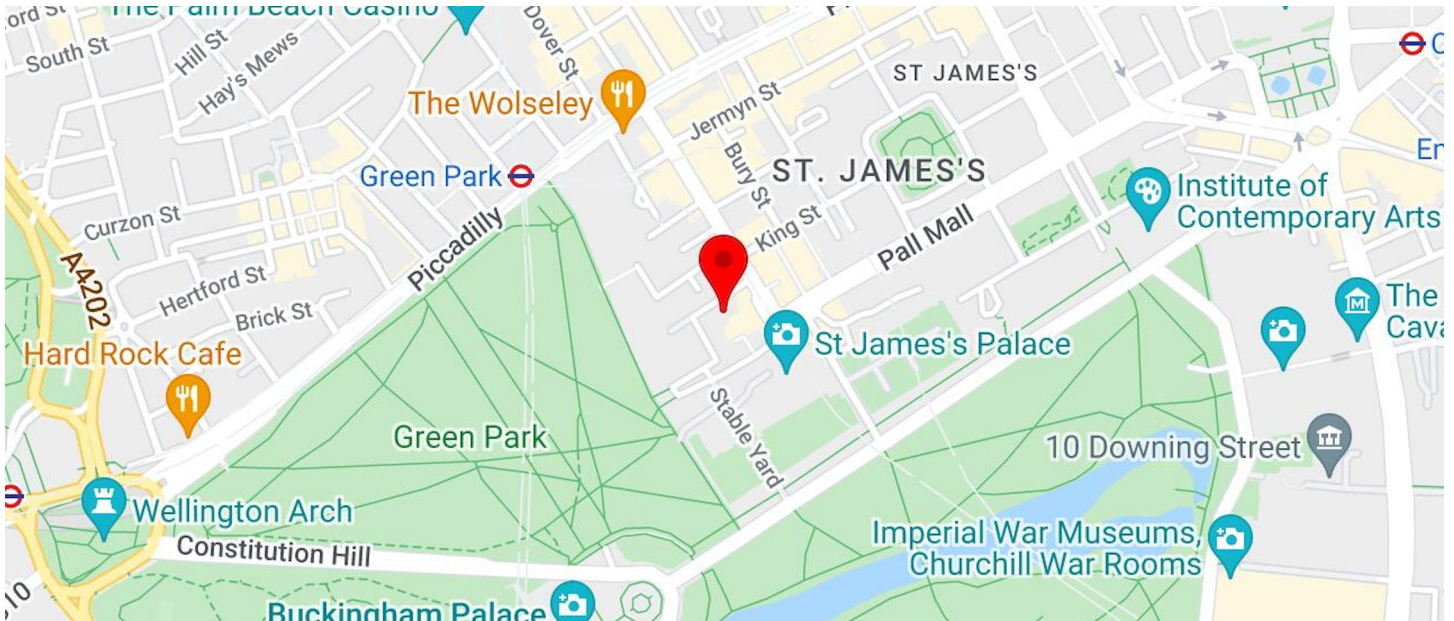
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LOCATION



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