



32-33 St James's Place,  
London, SW1A 1NR

**OFFICE TO RENT**  
**735 SQ FT**

[www.tuckerman.co.uk/pro](http://www.tuckerman.co.uk/pro)

tuckerman.co.uk  
020 7222 5511





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## Amenities

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Good natural light

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24 hour access

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Commissionaire

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Suspended ceiling

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Comms room

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Comfort cooling

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Perimeter trunking

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Intercom system

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Demised kitchen

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# Accomodation

Unit	Size (sq ft)	Rent (psf)	Bus. Rates (psf)	Srv. Charge (psf)	Total Cost PA	Total Cost PCM	Availability
Ground (West)	735	£65.00	£30.00	TBC	POA	POA	Under Offer
TOTAL	735						

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\*all figures are approximates and exclusive of VAT



## Description

### Office To Let

The suite is situated on the ground floor and is arranged as open plan office accommodation with one directors office, kitchenette and comms room. The space benefits from comfort cooling, metal tiled suspended ceilings, new LED lighting, 6 person meeting room, commissionaire and perimeter trunking.

The premises are located on the south side of St James's Place, and are a short walk from Green Park (Victoria, Piccadilly and Jubilee Lines) and Piccadilly (Bakerloo and Piccadilly Lines) Underground Stations.

The property is located in the heart of London's clubland and the area provides fantastic amenities for staff with numerous shops, bars and restaurants nearby. The area is also bordered on two sides by St James's Park and Green Park, convenient for tenants wanting some fresh air during their lunch break.

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## Further Information

### EPC

The premises has an EPC rating of D.

[www.tuckerman.co.uk/properties/active/3](http://www.tuckerman.co.uk/properties/active/3)

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