

## Princes House, 38 Jermyn Street, St James's, SW1 - Suite 4C



### Fully fitted and furnished office suite

Property type	Offices
Tenure	Leasehold
Floor	4 <sup>th</sup> - 4C – 1,749 sq ft
Rent	£91.75 per sq ft exc

#### Key Points

- > Access to No.6 Babmaes Street : a space for The Crown Estate's customers offering a multi-functional hybrid of amenity space, workspace and events venue.
- > Impressive reception with commissionaire
- > High quality fit out in place:
- > 14 workstations
- > 6 & 8 person meeting/boardroom
- > Fitted kitchenette with staff break out area
- > Air conditioning
- > Inset LED lighting
- > 2 x glass wall climbing passenger lifts
- > Showers and Cycle storage
- > Pre-installed fibre

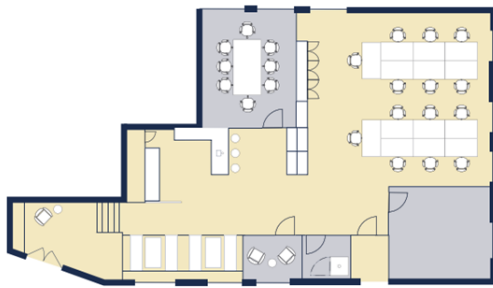
## Location

Located close to the junction with Duke Street St James's and within striking distance of five key stations: Green Park – 6 minutes, Piccadilly – 4 minutes, Leicester Square – 10 minutes, Charing Cross – 11 minutes, Oxford Circus – 13 minutes.

## Description

The suite has been carefully fitted out presenting beautifully, with thought-out workspace in open plan with 2 meeting rooms, and a central collaboration area.

Membership access to No.6 Babmaes Street : Roof terrace, Unlimited Drinks, Four Meeting rooms, Lounge area and much more!



## Terms

The property is available by way of assignment on an effective full repairing and insuring lease for a term to expire on 1<sup>st</sup> February 2028, contracted outside the '54 Act. There is a mutual break option from 25<sup>th</sup> July 2025. The passing rent is £160,471 per annum exclusive, i.e. £91.75 per sq ft. Alternatively, a new lease is available directly from the Landlord.

## Business Rates

We are advised the rates payable are £78,840.00 per sq ft per annum. Tenants are advised to make their own enquiries.

## Service Charge

Running at c.£18.61 per sq ft per annum

## Viewing & Further Information

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