

OFFICE TO LET | 6,988 sq ft



Location

The building occupies a prominent position within Haymarket/St James's, one of the West End's most vibrant and exclusive sub markets. Piccadilly underground station (Piccadilly and Bakerloo lines) and Charing Cross mainline and underground station (British Rail, Northern and Bakerloo lines) are close by.

The space is also situated within close proximity to Mayfair, Soho and Covent Garden, and benefits from the many high quality restaurants, bars and retail provisions positioned nearby.

Description

This 1st floor consists of large, open plan office space with excellent ceiling height and natural light.

There are several meetings rooms, a boardroom, large break out space with kitchenette and terraces with seating and excellent views.

Floor Areas

Floor	sq ft	sq m
1st floor	6,988	649
TOTAL (approx.)	6,988	649


*Measurement in terms of *NIA

St James's


St James's is a desirable area of central London in the City of Westminster. The district is famous for the gentlemen's clubs that exist along Pall Mall and St James's Street, the retail thoroughfares of Piccadilly and the bespoke shirt tailors along Jermyn Street. It became the destination of choice during the hedge fund boom of the late noughties with record office rents set on St James's Square.

St James's historic market has also undergone recent regeneration by the Crown Estate and Oxford Properties. The area is now home to world-class restaurants and major fashion brands, as well as a new public square.

Paul Dart, Partner

 020 7025 1392

Rebecca Saxon, Associate Partner

 020 7025 1397

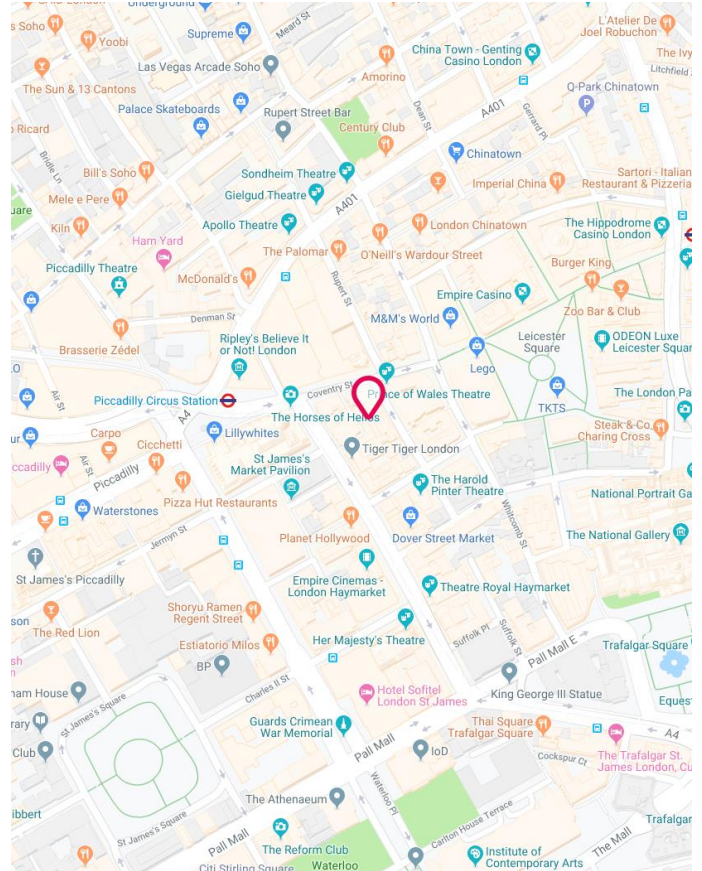
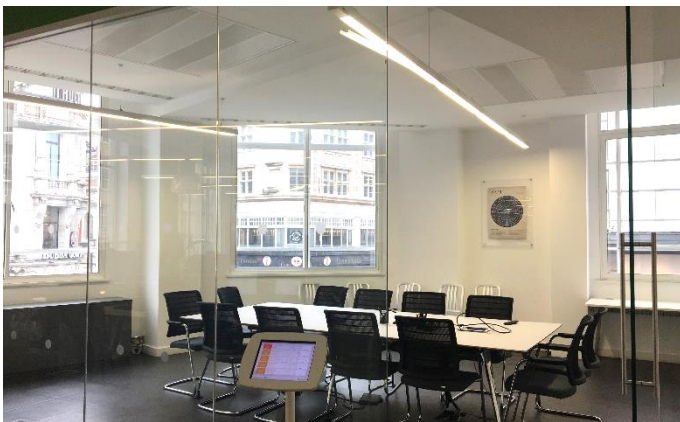
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Subject to Contract April 2020

Haymarket House, 1 Oxendon Street, London, SW1Y 4EE



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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to June 2022.
Passing Rent:	£400,000 per annum (£57.24 psf pax)
Rates:	Estimated at £24.79 psf pa (2020/21)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Fully Fitted
- Commissionaire
- Roof Terrace
- Board Room
- Meetings rooms
- Break out space
- Kitchenette
- Demised WCs
- Excellent natural light

Paul Dart, Partner

📞 020 7025 1392
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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