

**66**  
**St James's**  
**Street**

**St James's, SW1**  
**1,607 Sq Ft of Luxury Office Space**

## Location

The property is situated on the corner of St James's Street and St James's Place, offering stunning views down St James's Street toward the Palace. The building is conveniently located near the area's hotels, restaurants, and club facilities. In terms of transportation links, Green Park underground station (serving the Victoria, Jubilee, and Piccadilly lines) is easily accessible via the pedestrian footpath to Green Park. In addition, the premises is also within short walking distance of Piccadilly Circus (Piccadilly and Bakerloo lines) and many major bus routes.

## 66 St James's Street

66 St James's Street is a striking and memorable building, its unique modern style standing out amidst the more traditional neighbouring architecture. The available space on the 3rd floor has recently been refurbished, providing incoming tenants with an impressive floor that offers excellent views over St. James's. The 3rd floor is accessible via a passenger lift or staircase and comes equipped with its own kitchen and WC facilities.

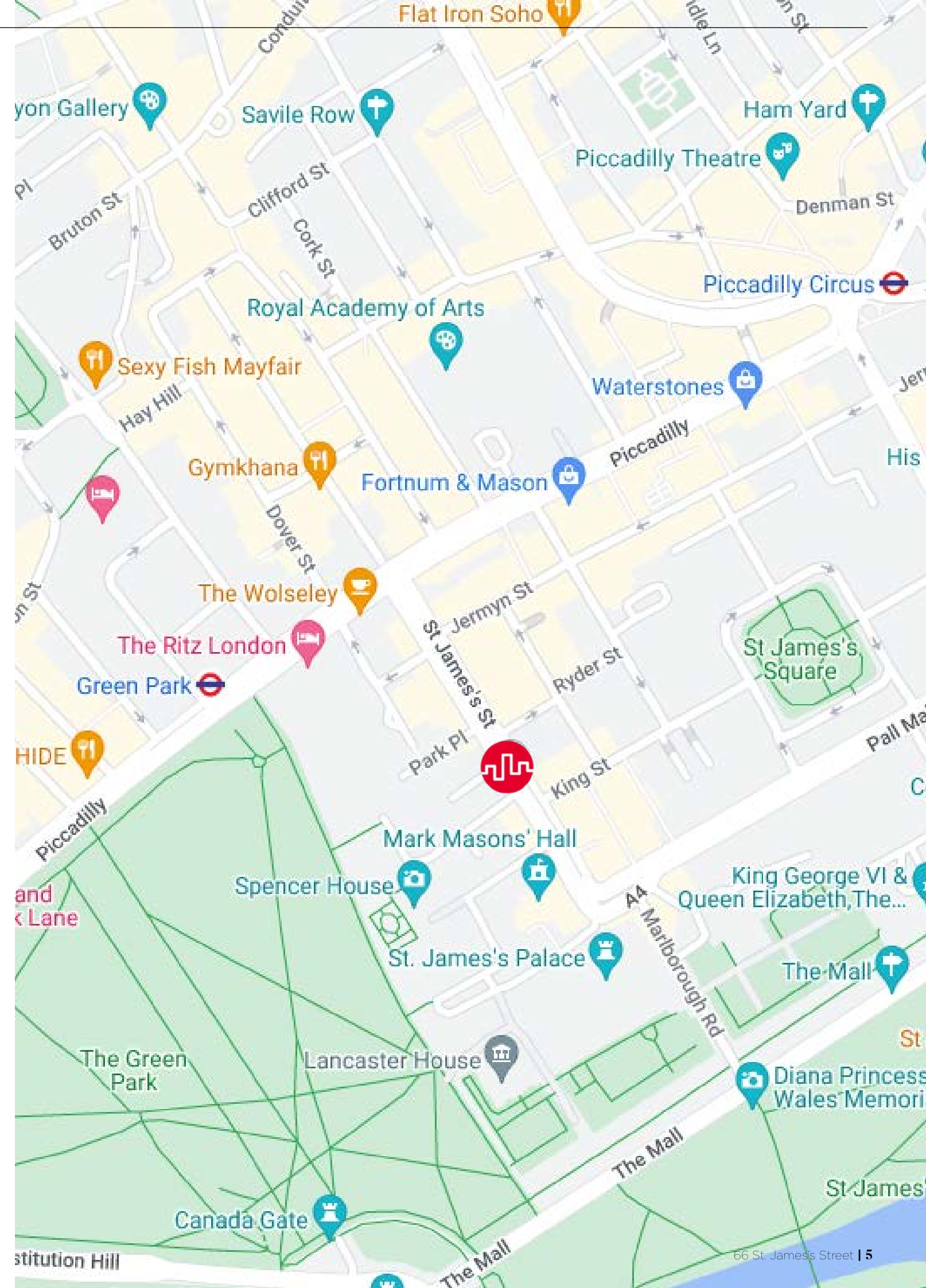
## Local Amenity

- Equinox
- The Ritz
- Boodle's
- Riviera
- Franco's
- Buns From Home
- Fortnum & Mason
- The Wolesely
- Caviar House Picadilly
- 1 Hotel Mayfair
- Novikov Restaurant & Bar
- Hide
- Pret A Manger
- The Stafford London
- Dukes London





# Internal Photos



Flat Iron Soho

## Floor Areas

The available space is located solely on the 3rd floor and comprises the following approximate net internal floor area:

Floor	Size (sq. ft.)	Size (sq. m.)
<b>3rd Floor</b>	<b>1,607</b>	<b>149.29</b>
<b>Total</b>	<b>1,607</b>	<b>149.29</b>

## Specifications

- Partially Fitted
- Flush Panel lighting
- Impressive views over St James's Street
- Meeting room
- Kitchen
- Excellent Natural Light
- Air Conditioning
- Demised WCs
- Passenger Lift
- Prime St James's Location

## Rent

£120.00 per sq ft.

## Rates

£46.89 per sq ft.

## Service Charge

TBC.

## EPC

C.

## Lease Terms

A new lease is available directly from the Landlord.

## Further Information

For further information or to arrange an inspection please contact;

Levy Real Estate

Harry Cormack

e: [harry.cormack@levyrealestate.co.uk](mailto:harry.cormack@levyrealestate.co.uk)

t: 07815 463 822

Megan Carr

e: [megan.carr@levyrealestate.co.uk](mailto:megan.carr@levyrealestate.co.uk)

t: 07896 899 798

Calum Holden

e: [calum.holden@levyrealestate.co.uk](mailto:calum.holden@levyrealestate.co.uk)

t: 07508 610 454

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