



**1ST FLOOR, 97 JERMYN STREET,
ST JAMES'S
LONDON SW1**

**COMFORT COOLED OFFICE FLOOR
600 SQ FT (55.74 SQ M) APPROX - TO LET**

PRELIMINARY PARTICULARS

THE LOCATION

This building is on the corner of Jermyn Street and Duke of York Street, very close to St James's Square. Green Park and Piccadilly Underground Stations (Piccadilly, Victoria, Jubilee and Bakerloo lines) are within easy walking distance, and the area is served by numerous bus routes.

THE BUILDING

The ground floor of this prominent period building is occupied by the renowned Harvie & Hudson, and the upper floor offices are served by a dedicated office entrance in Duke of York Street, which is shortly to be upgraded.

The common parts are also shortly to be extensively refurbished which will incorporate full redecoration, re carpeting and a new inner entrance door.

ACCOMMODATION

The available space comprises the entire floor of approx 606 sq ft. (56.30 sq m). Apart from a small entrance lobby, the floor is totally open plan and benefits from almost full height windows to both Jermyn Street and Duke of York Street.

The floor is currently undergoing full refurbishment which includes a suspended ceiling with comfort cooling units, total redecoration and re carpeting together with perimeter trunking.

LEASE

For a term by arrangement.

RENT

On application.

POSSESSION

Estimated May 2008.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Strictly by appointment through the sole agents CFK.

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FOR FURTHER INFORMATION, VISIT OUR WEBSITES:

www.cfk-particulars.co.uk/jermyn/pdf/

www.cfkllp.co.uk

Subject to Contract



MISREPRESENTATION ACT 1967

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