

# 10 Charles II Street

10 Charles II Street, London, SW1Y 4AA

mellersh  
& harding  
a Rapleys business



## TO LET

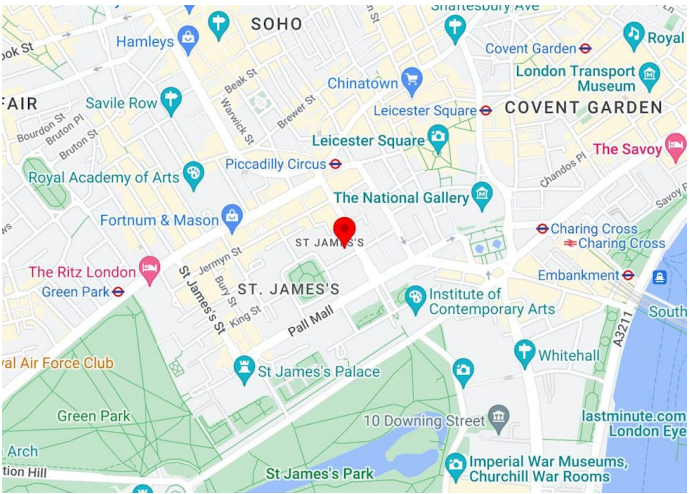
538 TO 6,031 SQ FT  
(49.98 TO 560.30 SQ M)

Fully Fitted and  
Refurbished Office Floors  
to let in St James's  
available.

- Refurbished Grade A Offices
- New VRF A/C
- New Led Lighting
- Shower & WC's
- New Entrance Hall
- Passenger Lift
- EPC rating of A

# 10 Charles II Street

10 Charles II Street, London, SW1Y 4AA



## Summary

Available Size	538 to 6,031 sq ft / 49.98 to 560.30 sq m
Rates Payable	£30 per sq ft est
Service Charge	£9.98 per sq ft
EPC	A

## Description

The building has recently undergone a complete refurbishment and provides self-contained office floors on 1st – 5th floors, as well as a retail unit on the Ground and Lower ground. Please see brochure for individual floor sizes.

## Location

10 Charles II Street is located in the heart of St James's just of St James's Square. Both Piccadilly Circus and Green Park underground stations (Jubilee, Victoria, Piccadilly and Bakerloo lines) are close by giving easy access across London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Office	700	65.03	Let
Ground - Office	750	69.68	Let
Ground - Ground and Lower Ground	801	74.42	Available
1st - Front	653	60.67	Let
1st - Back	687	63.82	Let
2nd - Front	538	49.98	Let
2nd - Back	663	61.59	Let
3rd - Front	705	65.50	Available
3rd - Back	674	62.62	Available
4th	702	65.22	Let
5th	608	56.49	Available
<b>Total</b>	<b>7,481</b>	<b>695.02</b>	

## Viewings

Contact Sole Agents:

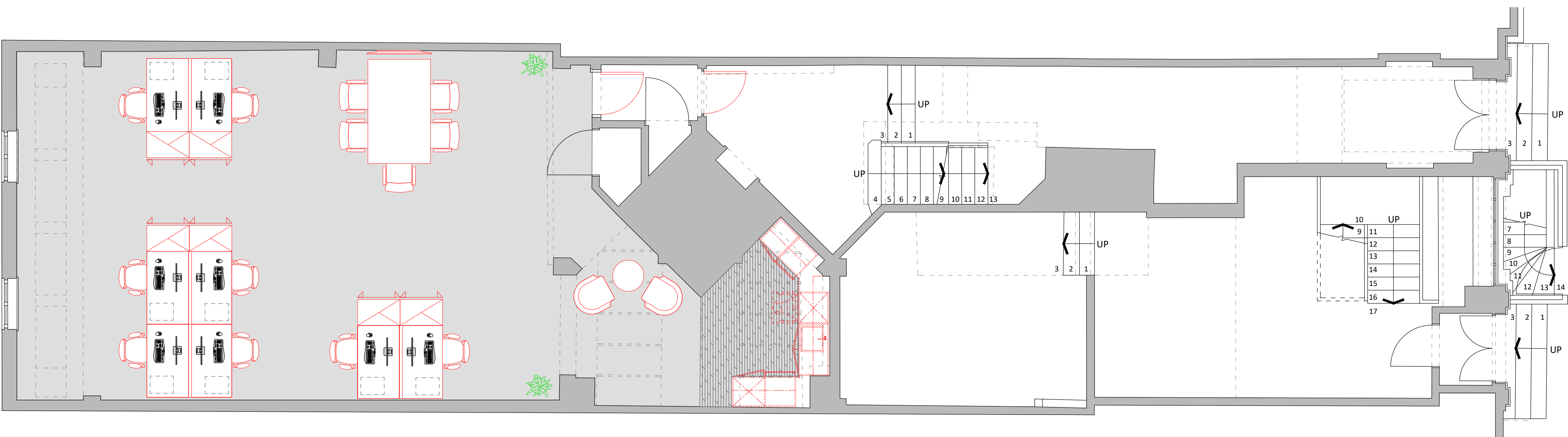
**Julian Leech**  
07870 644694  
jleech@mellersh.co.uk

**Henry Frisby**  
07769 297333  
HFrishby@mellersh.co.uk









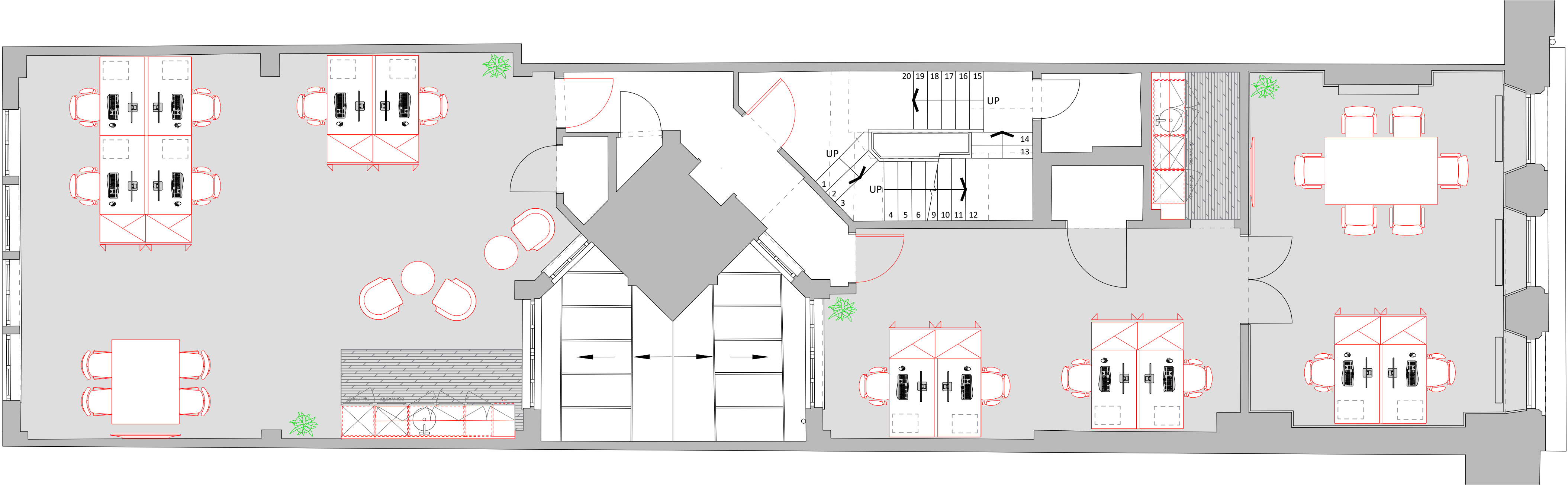
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DRAWING STATUS:  
**CONSTRUCTION ISSUE**

REV	DESCRIPTION	BY	DATE
CLIENT:			
MSS 2 Ltd			
PROJECT ADDRESS:			
10 Charles II Street London SW1Y 4AA			
DESCRIPTION:			
Typical Furniture Layout Ground Floor			
SCALE:		DATE:	
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DRAWN BY:		CHECKED BY:	
MS			
DRAWING No:			REV:
T22006-00-FL			





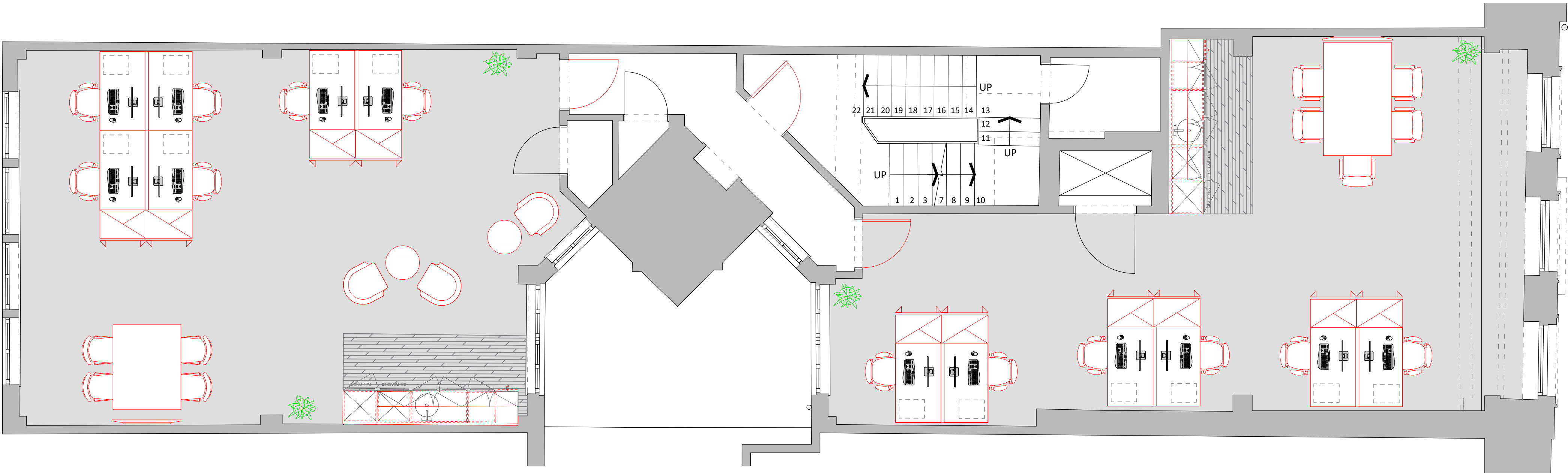


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**CONSTRUCTION ISSUE**

REV	DESCRIPTION	BY	DATE
CLIENT:			
MSS 2 Ltd			
PROJECT ADDRESS:			
10 Charles II Street London SW1Y 4AA			
DESCRIPTION:			
Typical Furniture Layout First Floor			
SCALE:		DATE:	
1:50@A1		23.06.23	
DRAWN BY:		CHECKED BY:	
MS			
DRAWING No:			REV:
T22006-01-FL			



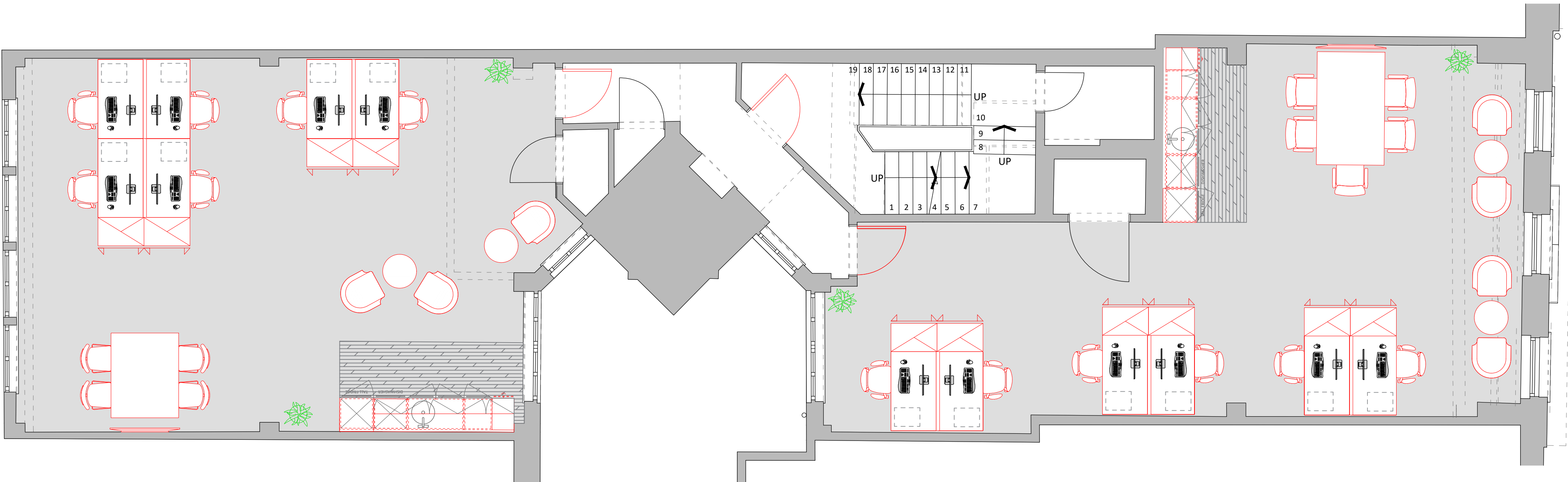


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**CONSTRUCTION ISSUE**

REV	DESCRIPTION	BY	DATE
CLIENT: MSS 2 Ltd			
PROJECT ADDRESS: 10 Charles II Street London SW1Y 4AA			
DESCRIPTION: Typical Furniture Layout Second Floor			
SCALE: 1:50@A1		DATE: 23.06.23	
DRAWN BY: MS		CHECKED BY:	
DRAWING No: T22006-02-FL			REV:





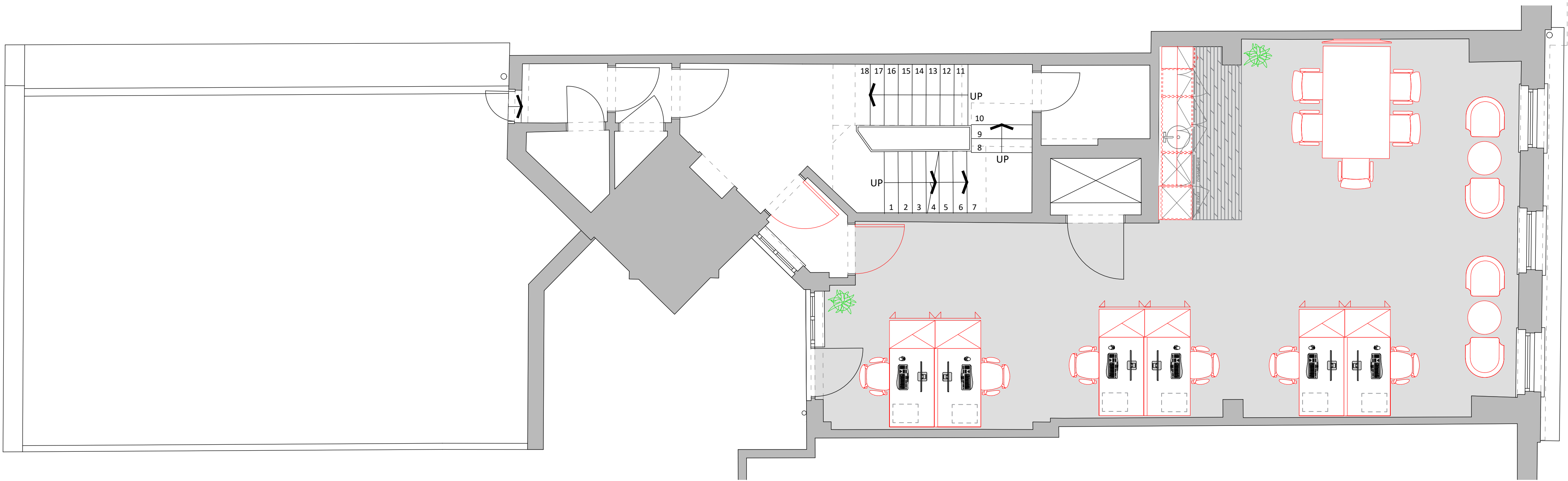
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**CONSTRUCTION ISSUE**

REV	DESCRIPTION	BY	DATE
CLIENT:			
MSS 2 Ltd			
PROJECT ADDRESS:			
10 Charles II Street London SW1Y 4AA			
DESCRIPTION:			
Typical Furniture Layout Third Floor			
SCALE:		DATE:	
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DRAWN BY:		CHECKED BY:	
MS			
DRAWING No:			REV:
T22006-03-FL			





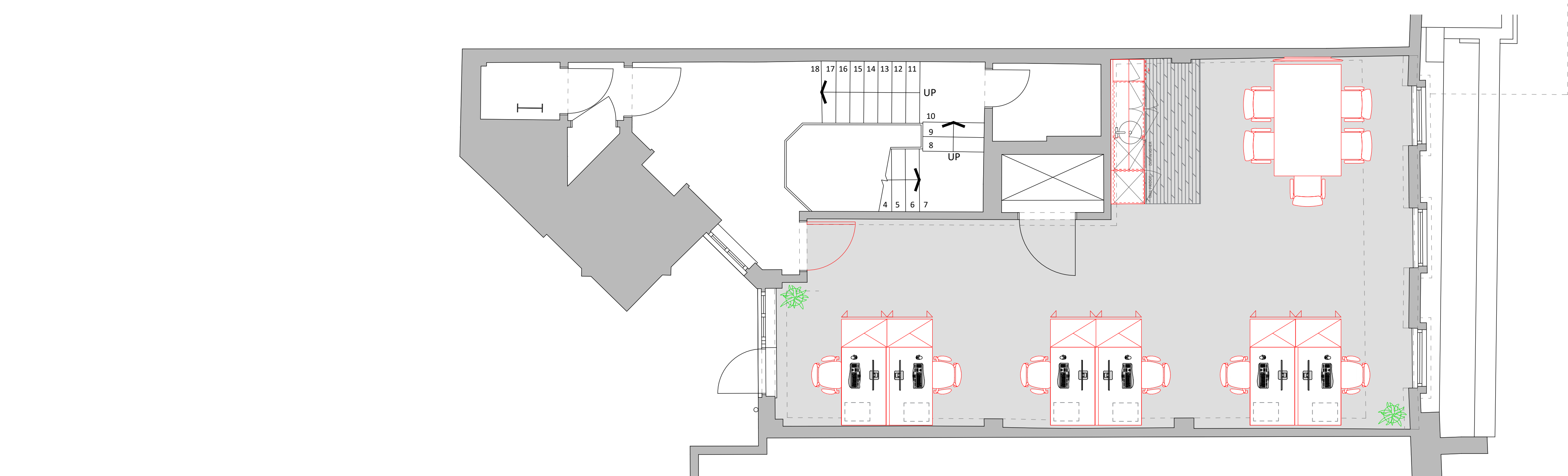


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**CONSTRUCTION ISSUE**

REV	DESCRIPTION	BY	DATE
CLIENT:			
MSS 2 Ltd			
PROJECT ADDRESS:			
10 Charles II Street London SW1Y 4AA			
DESCRIPTION:			
Typical Furniture Layout Fourth Floor			
SCALE:		DATE:	
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DRAWN BY:		CHECKED BY:	
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DRAWING No:			REV:
T22006-04-FL			



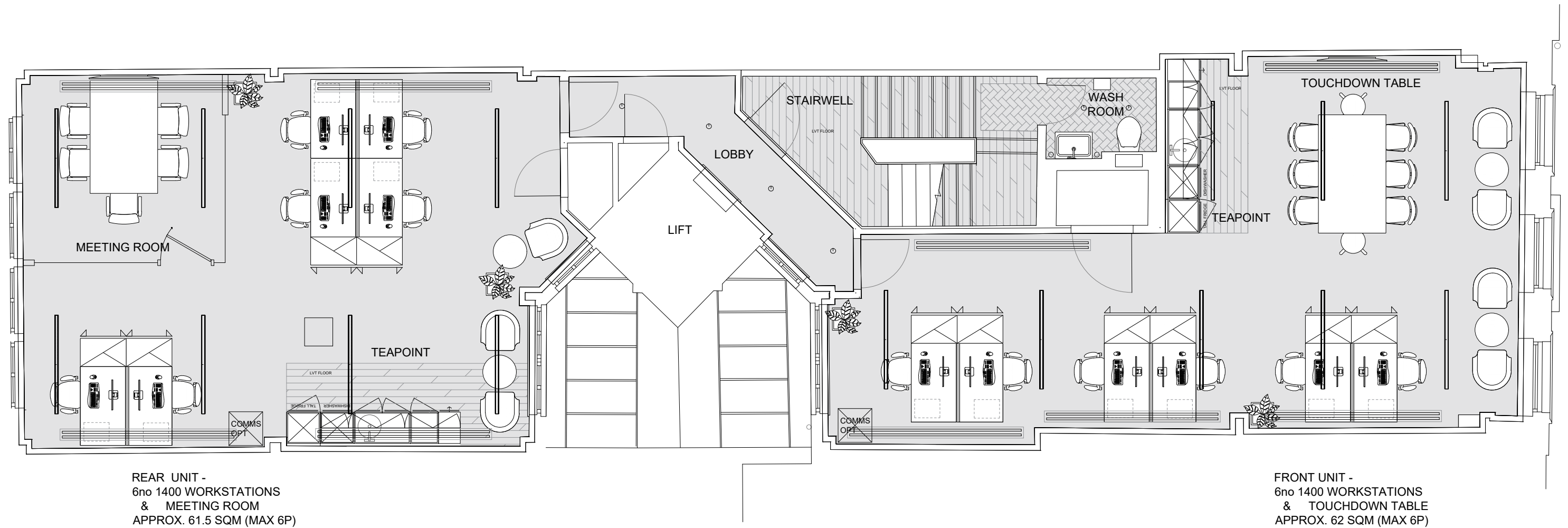


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DRAWING STATUS:  
**CONSTRUCTION ISSUE**

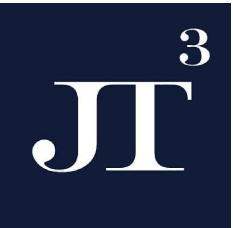
REV	DESCRIPTION	BY	DATE
CLIENT: MSS 2 Ltd			
PROJECT ADDRESS: 10 Charles II Street London SW1Y 4AA			
DESCRIPTION: Typical Furniture Layout Fifth Floor			
SCALE: 1:50@A1		DATE: 23.06.23	
DRAWN BY: MS		CHECKED BY:	
DRAWING No: T22006-05-FL			REV:





REAR UNIT -  
6no 1400 WORKSTATIONS  
& MEETING ROOM  
APPROX. 61.5 SQM (MAX 6P)

FRONT UNIT -  
6no 1400 WORKSTATIONS  
& TOUCHDOWN TABLE  
APPROX. 62 SQM (MAX 6P)



CLIENT:  
**APACHE CAPITAL**

LOCATION:  
**10 CHARLES II STREET**

FLOOR:  
**03**

DWG NO: 007.22  
DATE: JUNE 23  
SCALE: NTS  
REVISION: B

**Concept Drawing**

This drawing has been created for presentation purposes only and is therefore subject to change and site checks. If in doubt please get in contact to view the current revision.