Refurbished Grade A offices
in the heart of St James's

# 10 CHARLES II STREET

LONDON SW1Y 4AA



# DESCRIPTION

## The building has recently undergone a complete refurbishment and now provides self-contained office floors on 1st – 5th floors, as well as a self-contained retail unit on the ground and lower ground.

The building provides unique office suites with fantastic natural light, new M&E throughout, including LED lighting and air conditioning. There is a self-contained retail unit on the Ground and Lower Ground floor which has also been fully refurbished.

A fitted offering is available on all vacant floors, with fibre already installed onto each floor.

- Refurbished Grade A offices
- New VRF air conditioning
- New LED lighting
- Offices - EPC A Retail - EPC B
- New entrance hall
- Passenger lift
- End of trip facilities
- Excellent natural light
- Fully fitted ‘plug and play’ option





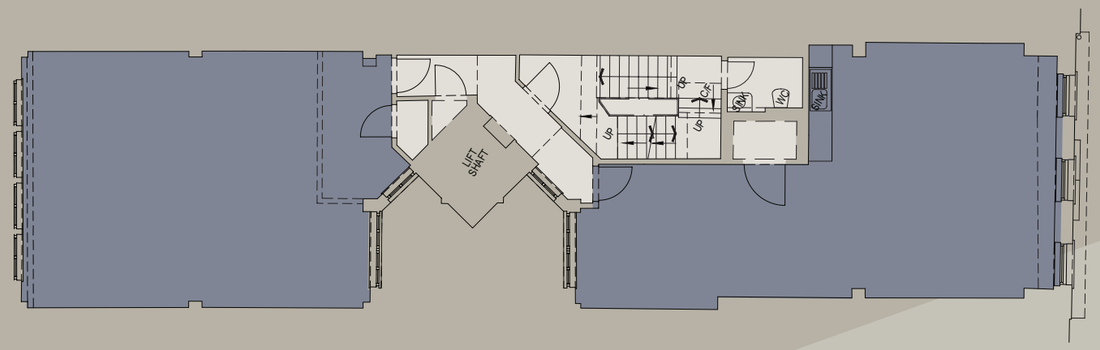






# ACCOMMODATION

| Floor | Size (sq ft) | Size (sq m) |
|---|---|---|
| Office | | |
| 5th | 608 | 56.49 |
| 4th | **LET** | **LET** |
| 3rd - front | 705 | 65.50 |
| 3rd - back | 674 | 62.62 |
| 2nd - front | **LET** | **LET** |
| 2nd - back | **LET** | **LET** |
| 1st - front | **LET** | **LET** |
| 1st - back | **LET** | **LET** |
| Ground | **LET** | **LET** |
| Basement | **LET** | **LET** |
| Retail | | |
| Ground | 386 | 35.86 |
| Lower ground | 275 | 25.55 |
| Storage | 140 | 13.01 |




**Third floor**

*Plans not to scale. For indicative purposes only.*







# LOCATION

## 10 Charles II Street is located in the heart of St James's just off 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.

St James's has been identified as home to multiple global corporates due to the stature and recognition that St James's has within the London property market, as well as catering for boutiques. St James's offers fantastic amenities and houses some of the most renowned restaurants and bars in London as well as offering more modest options.






















# FURTHER INFORMATION

## Business Rates

The business rates are estimated to be £28.00 psf.

## Service Charge

The service charge is currently running at £9.98 psf.

# CONTACT

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