aston rose
chartered surveyors

4 Tenterden Street, London W1S 1TE
020 7629 1533
agency@astonrose.co.uk
astonrose.co.uk

1ST FLOOR OFFICE TO LET - ST JAMES'S, SW1

489 sq ft
(45.43 sq m)

13 Regent Street
St James's
London
SW1Y 4LR

Location
This Grade II listed building is located on the western side of the street, immediately south of the junction with Jermyn Street. Piccadilly Circus underground station is within close proximity and several bus routes pass along both Regent Street St James's and Piccadilly.

Description
The available accommodation comprises the open plan first floor of 489 sq ft which has been redecorated and is served by an automatic lift. Further benefits include:

- private WC
- tea point
- double glazing
- entry phone
- perimeter trunking
- comfort cooling

Lease
A new lease is available direct from the Landlord for a term to be agreed. The lease is to be contracted outside of the provisions of the 1954 Landlord and Tenant Act.

Rent
£28,000 per annum exclusive of other outgoings.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation Services
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Rates
Interested parties are advised to make their own enquiries but we understand the Rateable Value is £13,250.

Service Charge
We are advised the service charge is currently running at c.£7.87 per sq ft.

VAT
The property is not elected for VAT.

Legal Costs
Each party is to be responsible for their own costs.

Energy Performance Certificate (EPC)
An EPC has been commissioned.

Viewing
Strictly by prior appointment through:

James Brown
020 7079 1968 / 07767 637285
jamesbrown@astonrose.co.uk

Harry Batt
020 3026 4095 / 07979 970604
harrybatt@astonrose.co.uk

(above) Building exterior at night

Subject to Contract
April 2021

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