



## 22 KING STREET

### OVERVIEW

22 King Street is an attractive Grade II Listed period building located in the heart of St James's.

The available space benefits from a high quality full fit out which includes desks and chairs, conference/meeting rooms, break out areas and kitchens.

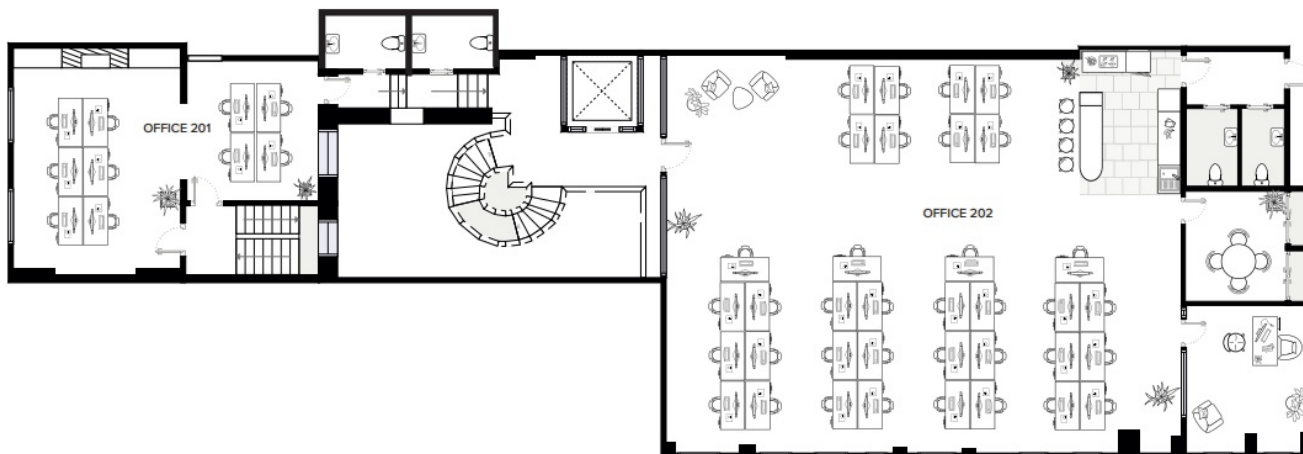
The building has 24-hour access, a concierge, communal break out/meeting areas, showers and bike storage.

Offices are available on flexible terms which allow tenants the ability to expand at any stage, perfect for growing businesses.

### AMENITIES

- Meeting Rooms
- Breakout Space
- Showers
- Bike Storage
- 24 Hour Access
- Air Conditioning
- Terrace
- High Speed Broadband





## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 9,000 sq ft
Price	£950 per desk per month
Business Rates	Included in desk rate
VAT	Elected

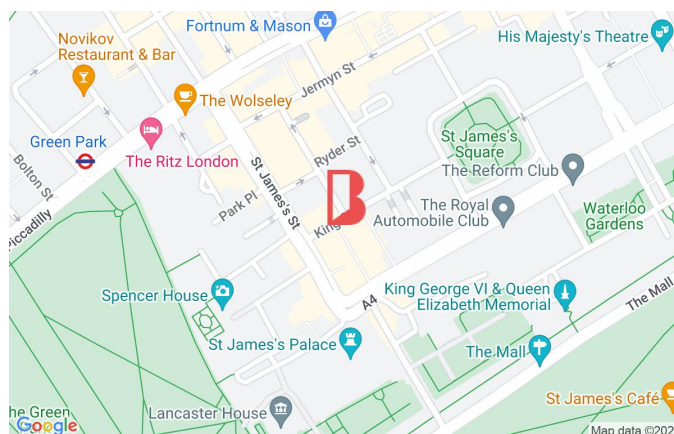
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



## LOCATION

The property benefits from fantastic transport links, with Green Park (Victoria and Jubilee Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) stations located a short walk away. St James's Square, St James's Park, Green Park and Trafalgar Square are also close by and are excellent places to relax on a sunny day.

There are some of London's best restaurants in the area as well as world class retail amenities on Regent Street and Bond Street.

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