



22A ST JAMES'S SQUARE

OVERVIEW

22A St James's Square consists of three floors of flexible office space which boasts of envious views over the square.

The space has received a very high quality refit including the impressive lounge area and kitchens.

The building includes meeting rooms to hire as and when required that include presentation and conference call capabilities.

Offices are available fully furnished with and have pre-installed high speed broadband so occupiers can move with no lead time.

AMENITIES

Meeting Rooms

Staffed Reception

Kitchens

24 Hour Access

Fully Furnished

Air Conditioning

High Speed Broadband



TERMS

Flexible by arrangement

SUMMARY

| | |
|----------------|--------------------------|
| Available Size | 50 sq ft to 24,000 sq ft |
| Price | £500 per desk per month |
| Business Rates | Included in desk rate |
| VAT | Elected |

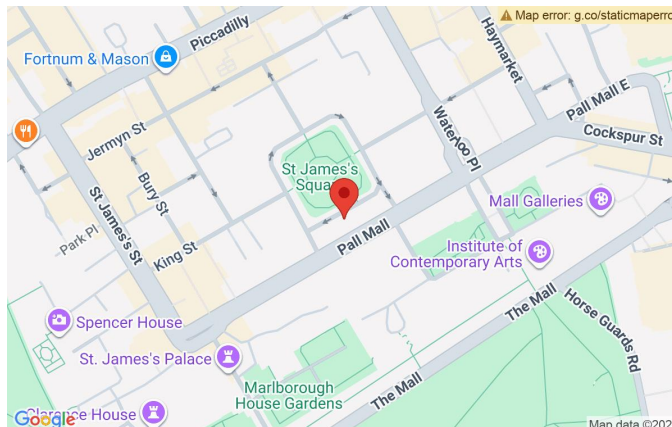
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

22A St James Square is situated in a prominent position on the southern edge of the Square and features an additional entrance onto Pall Mall.

The local area boasts best in class restaurants, bars and retail alongside key transport connections. Within a short walk of the building are Green Park (Victoria, Jubilee and Piccadilly lines), Charing Cross (Northern and Bakerloo lines) and Piccadilly Circus (Bakerloo and Piccadilly lines).

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