



Norfolk House, 31 St James's Square, SW1

**Short term accommodation available on London's most prestigious
Square**

CONTACT

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LOCATION

Norfolk House is located on the South East corner of St James's Square, one of London's pre-eminent squares. Green Park (Victoria, Piccadilly and Jubilee lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) underground stations are within a few moments' walk with Charing Cross underground (Northern and Bakerloo lines) and mainline stations close by.

DESCRIPTION

The available space comprises office accommodation arranged over a number of floors throughout the building that can be taken in its entirety, or on a floor by floor basis. The accommodation is available in it's fitted out condition.

AMENITIES

Air-conditioning	Fitted out accommodation available
3 x 15 person passenger lifts	Car parking
Commissionaire	Roof terrace on the seventh floor
Impressive reception	Fully cabled
Perimeter trunking	Shower facilities & bike storage
Storage	24 hour security



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EPC Rating :

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FLOOR AREAS

Floor	Size (Sq Ft)
Seventh	LET
Sixth	LET
Fifth	LET
Fourth	9,172
Third	LET
Second	LET
First	LET
Ground	9,780
Lower Ground	LET
TOTAL	18,952

LEASE

The accommodation is available on a new 5 year lease(s), subject to a rolling option to break from June 2017.

TERMS

Quoting Rent:	Rent on Application
Rates:	Estimated at £42.50 per sq ft
S/C:	Estimated at £15.00 per sq ft
Legal Costs:	Each party to bear their own legal costs.

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