



30 Charles II Street, SW1

**Short term office accommodation available from December
2015**

CONTACT

David Herzog

BNP Paribas Real Estate

020 7338 4292

david.herzog@bnpparibas.com

Robert Rooney

BNP Paribas Real Estate

020 7338 4408

robert.rooney@bnpparibas.com

Guy Milne

BNP Paribas Real Estate

020 7338 4320

guy.milne@bnpparibas.com



LOCATION

This attractive building is situated on the east side of Charles II Street, which connects St James's Square with Regent Street. Piccadilly Circus underground station is within easy walking distance and many bus routes serve the area.

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 or stripped back to Cat A specification.

AMENITIES

Two lifts

Air conditioned

Commissionaire

Part raised floor / Perimeter trunking

Fitted out accommodation available

Car parking

Shower facilities

Fully cabled

Building not elected for VAT



30 Charles II Street, SW1

EPC Rating: D

CONTACT

David Herzog

BNP Paribas Real Estate

020 7338 4292

david.herzog@bnpparibas.com

Robert Rooney

BNP Paribas Real Estate

020 7338 4408

robert.rooney@bnpparibas.com

Guy Milne

BNP Paribas Real Estate

020 7338 4320

guy.milne@bnpparibas.com



FLOOR AREAS

Floor	Size (Sq Ft)	Availability
6 th	1,915	From December 2015
Part 4 th	2,207	From December 2015
1 st	4,890	From December 2015
Total	9,012	

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:	£45.00 per sq ft
Rates:	Estimated at £30.03 per sq ft
S/C:	Estimated at £15.00 per sq ft
Legal Costs:	Each party to bear their own legal costs.

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.