



**AGENCY**

**OFFICE**

**67/68 JERMYN STREET  
CITY OF WESTMINSTER,  
LONDON  
SW1Y 6NY**

**DESCRIPTION**

The 2nd floor (rear suite) provides newly decorated and carpeted open plan accommodation with new LED strip lighting. There is an adjoining room where the services have been capped off providing an ingoing tenant the ability to install a tea point, shower or WC.

The 1st floor (front suite) overlooking Jermyn Street is predominantly open plan and includes a partitioned meeting room and kitchen.

**LOCATION**

The building sits in the exclusive and world renowned area of St James's. Located on the south side of Jermyn Street the building is within a short walk from Green Park and Piccadilly Circus (Victoria, Piccadilly, Bakerloo and Jubilee lines) stations.

The immediate surrounding area is extremely well served by numerous world famous hotels, restaurants, shops and galleries.

**ACCOMMODATION**

Floors / Units	Size
2nd Floor (Rear)	717 sq ft (66.61 sq m)
1st Floor (Front)	836 sq ft (77.66 sq m)
<b>Total</b>	<b>1,553 sq ft (144.27 sq m)</b>

**ADDITIONAL INFORMATION**

The accommodation is available separately or together by way of new effective FRI leases from The Crown Estate to expire June 2021.

- Rent: £57.50 per sq ft
- Rating: Estimated at circa £26.00 per sq ft
- Service Charges: £14.25 per sq ft

For Investment:

- xxxxxxxx
- xxxxxxxx
- xxxxxxxx

<b>TENURE</b>	LEASEHOLD	
<b>PRICE</b>		
<b>SIZE</b>	0 SQ FT	<b>EPC</b>

**KEY FEATURES**

- ▶ Passenger Lift
- ▶ Excellent natural light
- ▶ Air conditioning

**FOR FURTHER INFORMATION**

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