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**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

NEWLY REFURBISHED AIR CONDITIONED FLOOR

**BENNET HOUSE
54 ST JAMES'S STREET
LONDON
SW1**

2ND FLOOR – 1,602 SQ FT



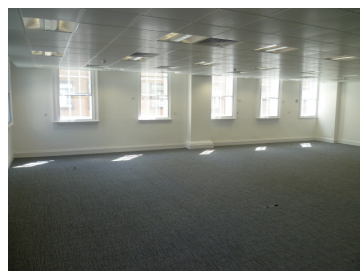
Location:

This striking, prominent corner building is situated in the heart of St James's on the west side of St James's Street at the junction with Bennet Street.

The property is located within easy walking distance of Piccadilly Circus (Piccadilly & Bakerloo lines) and Green Park Underground Stations (Piccadilly, Jubilee & Victoria lines). It also benefits from the numerous restaurants, bars, cafes as well as retail and leisure amenities in St James's and Mayfair.

Accommodation:

2nd Floor 1,602 sq ft



Amenities: The 2nd floor offers open plan office space with good natural light and views down St James's Street, with the following specification:

- VRV Air Conditioning
- Under Floor Trunking
- 24 Hour Access
- Excellent Natural Light
- Passenger Lift
- Commissionaire

Lease: A new lease for a term by arrangement from the Landlord

Rent: £67.50 per sq ft per annum exclusive of rates and service charges

Rates: Approximately £23.00 per sq ft per annum (2011/2012) – under appeal

Service Charge: Approximately £15.00 per sq ft for the period ending 4th April 2012

Viewing: Strictly by appointment through:

Mark Phillips / Will Foster
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