



6th + 7th floors, 13 Regent Street
London, SW1Y 4LR

A delightful, fully furnished office on the 6th + 7th floors of a stone fronted building on the border of St James's & Piccadilly

763 sq ft
(70.89 sq m)

- Refurbished ground floor reception area
- Refurbished and fully furnished for 8
- Break out area
- Comfort cooling
- Meeting room with boardroom table and chairs
- New fitted kitchen
- New WC's
- Roof terrace
- Lift

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Summary

Available Size	763 sq ft
Rent	£47,200 per annum
Rates Payable	£21,333 per annum
Service Charge	£4,976 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Linked via an internal staircase, a refurbished office on the 6th and 7th floors of a well maintained, classic, stone fronted Grade II listed building.

The 6th floor is refurbished with LED lighting, perimeter trunking, data cabling, artwork, 8 work stations, an open meeting desk area for 4, newly fitted kitchen with breakfast bar and new WC's.

The 7th floor is furnished with a modern boardroom table and chairs with a contemporary decorative finish and provides access to an eastern facing roof terrace with views towards The City.

Location

13 Regent Street is situated within St James's, on the west side of Regent Street and a 100 metres away from Piccadilly Underground Station (Piccadilly and Bakerloo lines) and the heart of the West End.

Leicester Square and Green Park Underground Stations are also within easy walking distance and provide access to the Northern, Victoria and Jubilee lines.

Accommodation

The accommodation comprises the following areas and costs:

Size	Rent	Rates Payable	Service charge	Total month	Total year
763 sq ft	£47,200 /annum	£21,333 /annum	£4,976 /annum	£6,125.75	£73,509

Terms

A new lease is available directly from The Landlord.

Availability

This office is available for immediate occupation.

Viewings

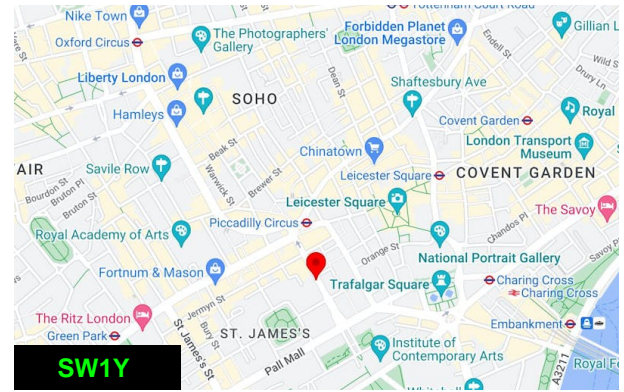
All inspections via The Landlord's sole agent, Ashurst Real Estate

Dedicated website

Further information, photos and a floor plan can be found at <https://bit.ly/3PQkj39>

Ashurst Real Estate

If this property is not what you are looking for, take a look at our other properties at <https://bit.ly/462ZFCs>



Viewing & Further Information

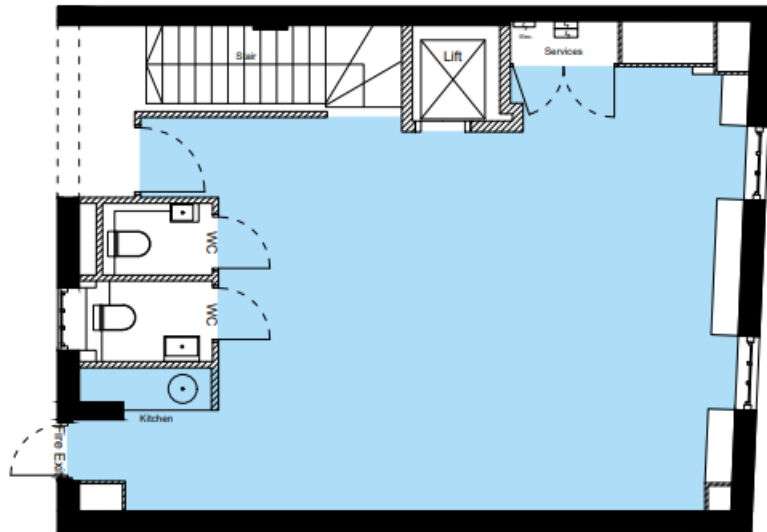


David Shapiro

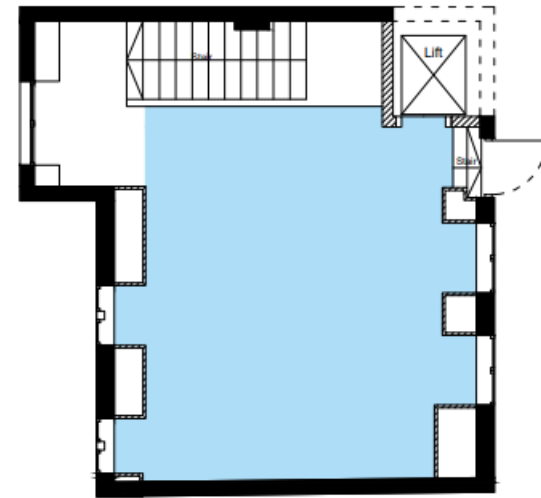
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6th + 7th FLOORS, 13 REGENT STREET, LONDON SW1Y 4LR



6th Floor | 479 sq. ft.



7th Floor | 284 sq. ft.