

48-49 ST JAMES'S STREET, ST JAMES'S, SW1

PRESTIGIOUS FOURTH FLOOR OFFICES WITH “WRAP AROUND TERRACE” OVERLOOKING PICCADILLY & ST JAMES'S STREET

1,310 SQ FT (121.70 SQ M) APPROX.

**LOCATION**

This prominent Grade II listed corner building is situated on the west side of St. James's Street at the junction with Piccadilly. Green Park and Piccadilly Circus underground stations are in close proximity and the area is very well served by restaurants, shopping and transport facilities.

DESCRIPTION Being a corner suite, the offices benefit from excellent daylight and superb views across a balcony onto both St James's Street and Piccadilly.

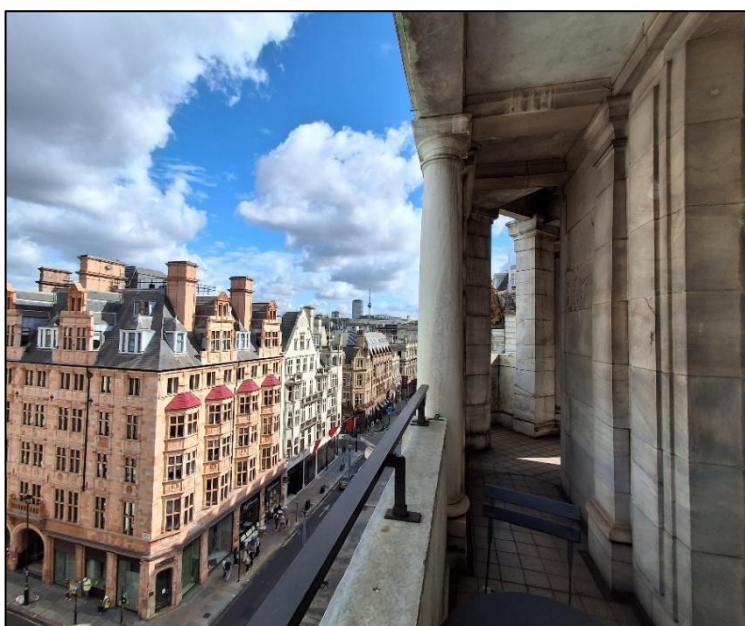
This self-contained suite is primarily planned in clear space but has been currently divided to form a reception, an impressive corner boardroom and three additional offices / meeting rooms together with a fitted kitchen / break out area extending to approximately 1,310 sq ft (121.70 sq m).



For more information, visit eddisons.com
020 3205 0204



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FEATURES

- Passenger lift
- Comfort cooling
- Timber flooring
- Wrap around terrace
- Suspended ceiling
- Excellent daylight
- Demised WC's
- Demised shower facility

TERMS

Through the letting agents.

EPC

D-100

VIEWING

By appointment through the landlord's agents:

BTG Eddisons

Richard Spencer: 07778 521230 & Omar Saad: 07483 111764