

LUXURY
EXCLUSIVITY
PRIVACY

18A ST JAMES'S PLACE

LONDON SW1A 1NJ



648 SQ.FT OF THE HIGHEST QUALITY OFFICES

plus use of imposing boardroom facility and informal meeting area

**18A
ST JAMES'S
PLACE**

LONDON SW1A 1NJ





18A
ST JAMES'S
PLACE
LONDON SW1A 1NJ

LOCATED IN A QUIET AND DISCREET PART OF ST JAMES'S BY THE STAFFORD HOTEL, WITH EASY ACCESS TO GREEN PARK AND PICCADILLY TUBE STATIONS AS WELL AS THE EXCLUSIVE SHOPPING AND DINING AMENITIES IN THE WEST END

 **Click here**
to view the **Virtual Tour**

Amenities:

-  **Prestigious** reception with waiting area
-  **Passenger Lift**
-  **Comfort cooling**
-  **LED Lighting**
-  **8 person** meeting room with AV facilities and an informal meeting area for separate use
-  **High Quality** furniture & finishes
-  **Communal Kitchen**
Use of Break out
Kitchen area included
-  **Cycle Storage**
-  **WC & Shower** facilities
-  **Dedicated IT/Server room** for internal comms
-  **Next door** to The Stafford Hotel & near the Health Club Facilities at Dukes London Hotel

Terms: Flexible inclusive lease terms upon application




SIMON GARFIELD
COMMERCIAL PROPERTY CONSULTANT
 MOBILE NO: 07836 620523
 WWW.SIMONGARFIELD.NET

Simon Garfield
 t: +44 (0) 207 183 0414
 m: +44 (0) 7836 620523
 simongarfield@simongarfield.net



Adrian Goldney
 t: +44 (0) 203 929 0929
 m: +44 (0) 7411 803144
 Adrian.goldney@flexibleofficespace.co

Misrepresentation Act - The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the lessor or its agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Simon Garfield Property nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessors. 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.