

**Grade A
First Floor Office
TO LET**

**WRIGHT
&
PARTNERS**

**GRIMALDI HOUSE
28 St James's Square London SW1Y 4LH**

**Prestigious office suite overlooking the Square
1,697 sq ft (158 sq m)**

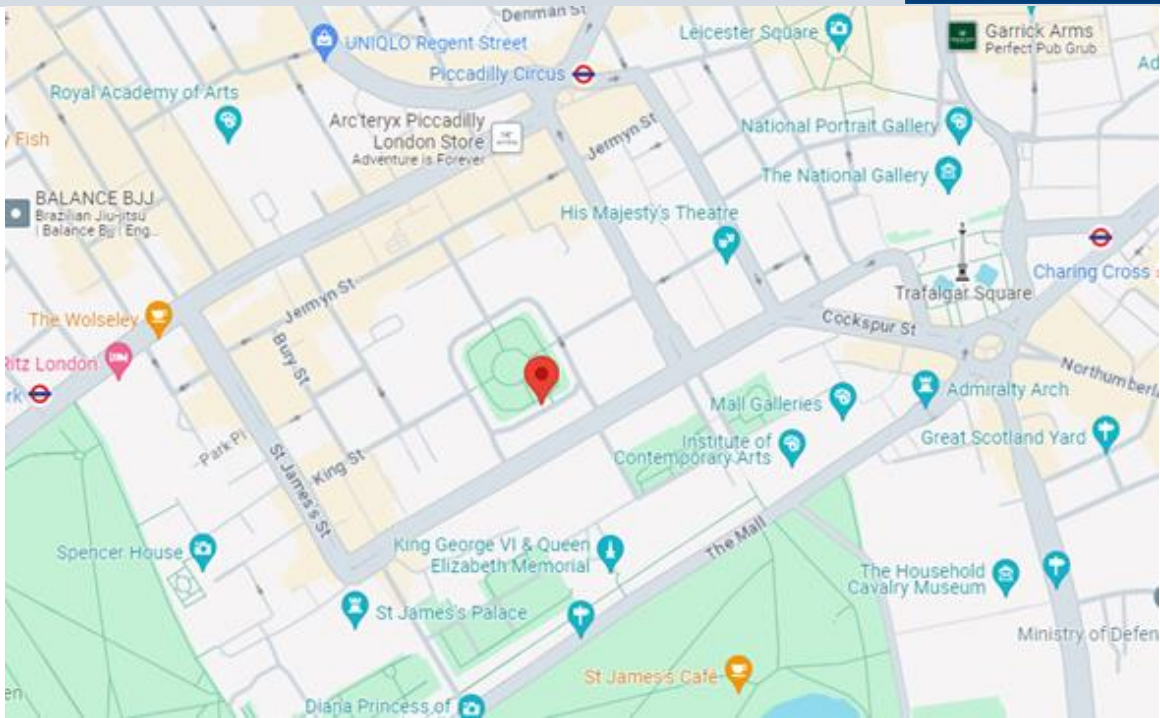


Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.

**24 Hanover Square
London W1S 1JD**

www.wrightandpartners.co.uk

020 7493 4121



Location

The property is located on the southern side of St James's Square. Piccadilly Circus (Piccadilly and Bakerloo lines) and Charing Cross (Northern and Bakerloo lines) underground stations are within a short walking distance and Green Park (Jubilee, Victoria and Piccadilly lines) is within five minutes' walk. There are numerous restaurants, shops and members clubs within close proximity.

Description

Grimaldi House was newly constructed in 2002. The available first floor suite enjoys good natural light from the full height windows fronting St James's Square itself as well as Pall Mall.

Accommodation

The first floor suite provides a total area of 1,697 sq ft (158 sq m) of high quality Grade A office space.

Amenities

- Air conditioning
- Fully accessed raised floor
- Cat 5e cabling
- Good natural light
- Metal tiled ceilings
- Impressive entrance/ reception facility
- Two 8 person passenger lifts

Lease

A new FRI Lease direct from the Landlord for a term by arrangement.

Rent

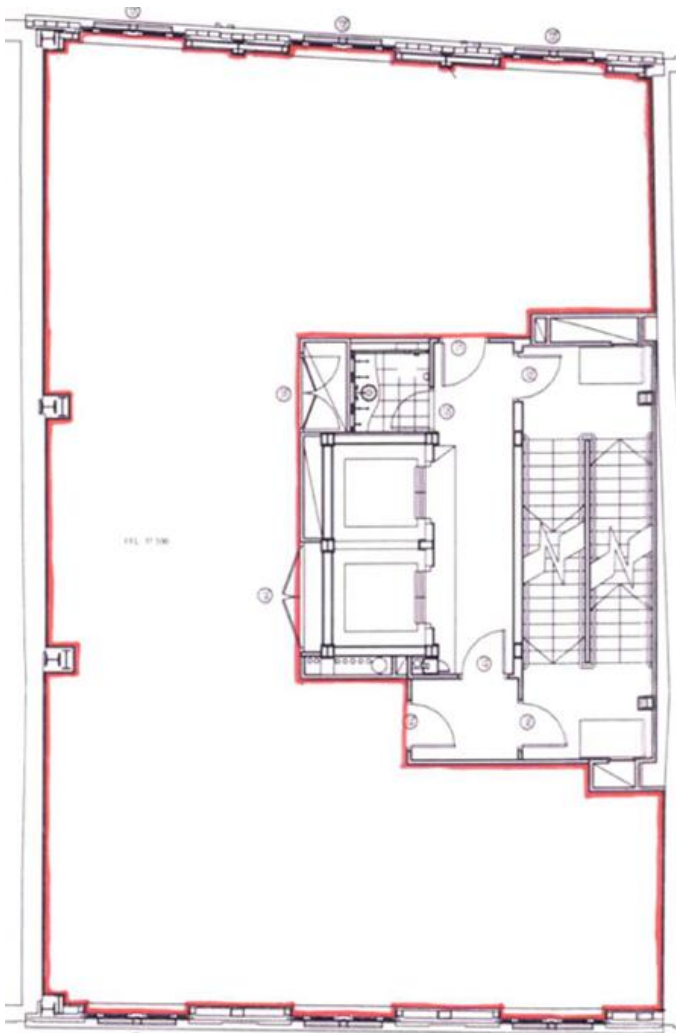
Upon application.

Service Charge

Approximately £13 per sq ft

Rates

The current Rateable Value of the floor is £140,000.



EPC

A Rating

Certificate available upon request.

Possession

Immediate upon completion of legal formalities.

Viewing

Please contact David Coskie

DD: 020 7529 5437

Mob: 07850 430203

Email: dpc@wrightandpartners.co.uk