



**NEWLY REDECORATED OFFICE SUITE
TO LET**

97 JERMYN STREET SW1

443 SQ FT

SITUATION

The building is located on the corner of Jermyn Street and Duke of York Street. Green Park and Piccadilly Circus underground Stations (Piccadilly, Victoria, Jubilee and Bakerloo lines) are within easy walking distance of the property.

ACCOMMODATION

Comprises a small office suite on part 4th floor in open plan layout with good natural light totaling 443 sq ft.

AMENITIES

- ◆ PERIMETER TRUNKING
- ◆ CAT 5 CABLING
- ◆ CAT II LIGHTING
- ◆ LIFT
- ◆ 24 HOUR ACCESS
- ◆ CARPETED
- ◆ SHARED KITCHEN

LEASE

For a term expiring December 2012.

RENT

£35 per sq ft per annum exclusive.

POSSESSION

Immediate upon completion of legal formalities.

VIEWING

By appointment through agents, as above.

JOSHUA GILBURY 0207 499 6070