

# OFFICE / RETAIL / RESTAURANT / SHOWROOM PREMISES TO LET

**26 CAXTON STREET, ST JAMES'S PARK  
LONDON, SW1**



*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

## LOCATION

This prominent corner building is located in the heart of Westminster in very close proximity to St James's Park Underground Station.

The area has a high concentration of quality office tenants including Rolls Royce, Boeing UK, American Express, Google, The Telegraph Media Group, John Lewis Partnership, Jimmy Choo and Tom Ford.

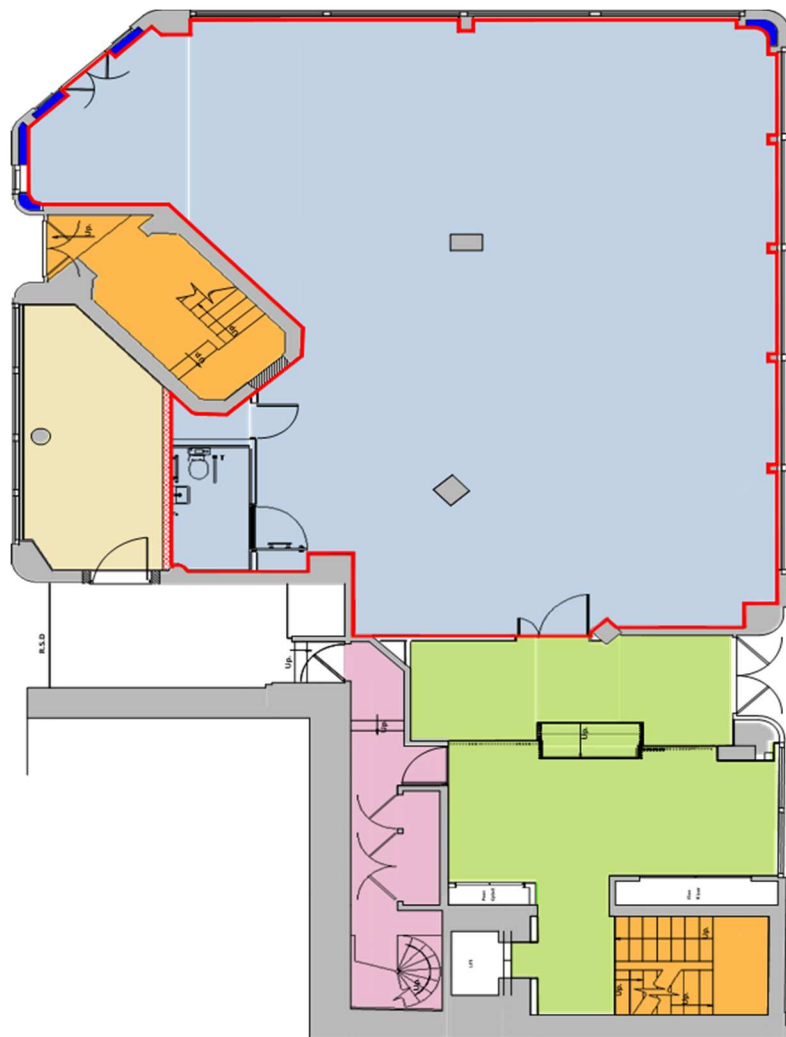
The premises is located next to Pret a Manger, other retail operators in the immediate vicinity include Starbucks, Urban Greens, Leonidas Chocolates and Savills Estate Agents. There are also a number of high-quality hotels nearby.

## ACCOMMODATION

The premises are currently fitted out to a high standard as office space, offering the following approximate areas:

Ground Floor: 1,625 sq/ft

If required, additional space may be available in the building, further details on request.



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## BUILDING AMENITIES

- Excellent EPC - Rating A.
- Self-contained corner premises with dedicated entrance.
- Exceptional natural light.
- Shower facilities in the common parts.
- VRV heating and cooling system installed.
- Secure bike storage facilities.

## LEASE

The premises are to be made available on a new lease for a term to be agreed.

## RENT

£80,000 per annum exclusive, equating to approximately £50 per square foot.

## RATES

The rates on the building are to be reassessed following landlord works.

## SERVICE CHARGE

TBC

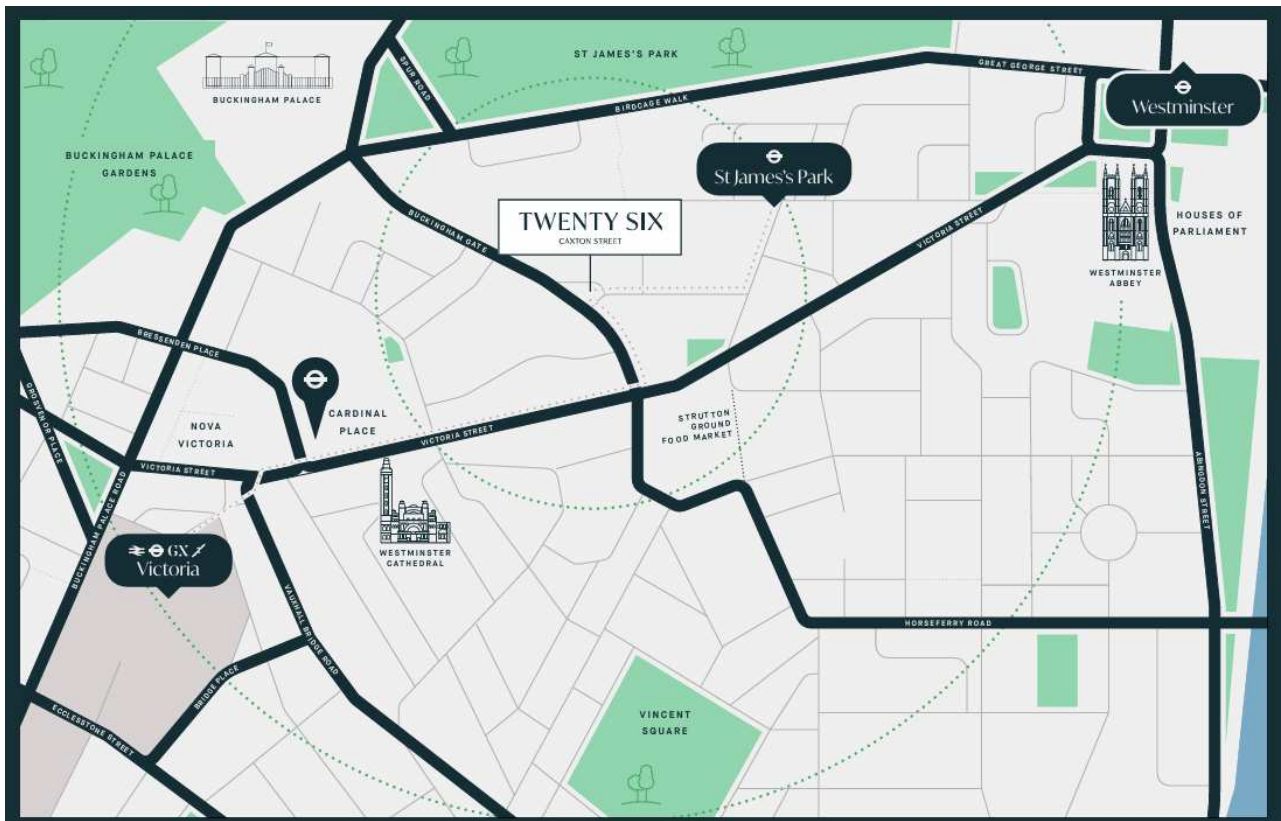
## VIEWINGS

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

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