

22 JAMES STREET LONDON WC2E 8NS

**778 - 2,390 SQFT - 'WAREHOUSE STYLE'
OFFICES – TO LET**

LOCATION

The property is prominently located in the heart of Covent Garden directly adjacent to Covent Garden (Piccadilly Line) Underground Station and therefore benefits from all the local shopping, restaurants, theatres and entertainment.

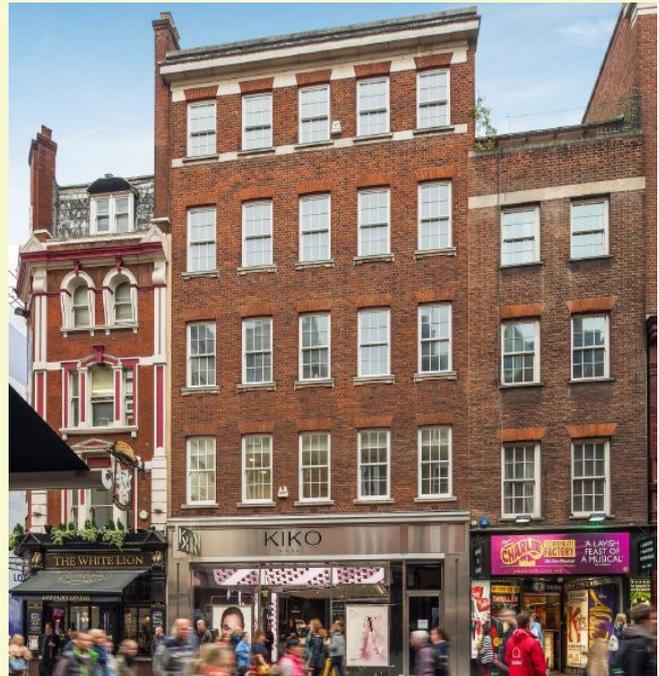
Leicester Square (Northern & Piccadilly Lines) Underground Station is only 2 minutes' walk away and Charing Cross (Bakerloo & Northern Lines) Underground and Charing Cross and Waterloo mainline stations are both 5 minutes' walk away.

DESCRIPTION

The building offers recently refurbished, contemporary self-contained office space over 3 floors available as both whole or on a floor by floor basis.

AMENITIES

Full Air-conditioning	Contemporary Finishes
Wood Flooring	Exposed Brick
New WCs	Perimeter Trunking
Entry Phone System	Sash Windows



SCHEDULE OF AREAS

FLOOR	SQ.FT	SQ.M
Second	778	72.30
Third	789	73.30
Fourth	823	76.50

RENT

On application

RATES:

Approximately £18.00 per sq ft

As is customary, interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE:

Approximately £10.62 per sq ft.



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LEASE

Available to let as whole by way of assignment of the lease expiring in December 2026, with tenant only break options in 2020 and 2022.

Alternatively on a floor-by-floor basis by way of a sub-lease to December 2020.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.



Viewings by arrangement through sole agents:-

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