

**UPON THE INSTRUCTIONS OF CAPCO COVENT GARDEN
OFFICE TO LET****4th Floor****823 Sq.Ft / 76.45 Sq.M****LOCATION**

22 James Street is located in the heart of Covent Garden. The building is situated next to the Covent Garden Tube Station. 22 James Street provides a fantastic opportunity to acquire high quality contemporary office space in one of the most creative and well connected districts of London.

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.

ACCOMMODATION

The building has been comprehensively refurbished and provides high quality Grade A office accommodation. The creative finishes include exposed air conditioning, LED suspended lighting and wood flooring providing great natural light.



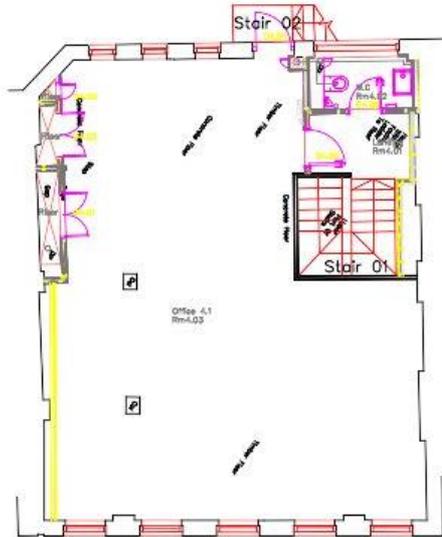
**22 JAMES STREET
LONDON
WC2E 8NS**





22 JAMES STREET LONDON WC2E 8NS

FLOOR PLAN



TERMS

The accommodation is available by way of a new lease contracted outside the Landlord & Tenant Act 1954, Part II (as amended) for a term to be agreed.

COSTS (Ex VAT)

AREA (Sq. Ft)	RENT (Per Sq. Ft)	BUSINESS RATES (Per Sq. Ft)	SERVICE CHARGE (Per Sq. Ft)	TOTAL COST PER ANNUM	TOTAL COST PER MONTH
823 Sq. Ft	£65.00	£18.27 (approx.)	£11.50	<u>£77,995.71</u>	<u>£6,499.42</u>

LEGAL COSTS

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

POSSESSION

Available Immediately

Viewings by arrangement through joint sole agents, Noble Harris and CBRE:-

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