

King's House, 10 Haymarket, St James's, London, SW1Y 4BP



SUPERB, REFURBISHED, FITTED (UNFURNISHED) OFFICE FLOORS TO RENT |
2,097 / 2,647 / 4,744 sq ft



Location

The building occupies a prominent position on the east side of Haymarket in St James's, one of the West End's most vibrant and exclusive submarkets. A fascinating and rich location, close to some of the most elite Members' Clubs, restaurants, shops and St James's and Piccadilly underground stations (Piccadilly and Bakerloo lines) and Charing Cross mainline station (Network Rail, Northern and Bakerloo lines) are close by.

Description

The building benefits from an attractive period façade and modern refurbished reception. Both floors provide bright office accommodation, featuring new air conditioning and LED lighting. The floors are presented in a fitted, yet unfurnished, CAT A+ condition and comprise a selection of meeting rooms, kitchenettes & break out areas.

*Desks and furniture can be installed if required.

Floor Areas (Net Internal Area)

Floor	sq ft	sq m
3rd Floor (Entire)	2,097	195
1st Floor (Entire)	2,647	246
Total	4,744	441

*Measurement in terms of Net Internal Area

St. James's

St James's is a desirable area of central London in the City of Westminster. The district is famous for the gentlemen's clubs that exist along Pall Mall and St James's Street, the retail thoroughfares of Piccadilly and the bespoke shirt tailors along Jermyn Street. It became the destination of choice during the hedge fund boom of the late noughties with record office rents set on St James's Square.

St James's historic market has also undergone recent regeneration by the Crown Estate and Oxford Properties. The area is now home to world-class restaurants and major fashion brands, as well as a new public square.

Jason Hanley or Ray Walker

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.Joint Agents: Newmark

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract Feb 2025

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Terms

Tenure:	Leasehold
Lease:	Each floor is available on a new flexible FR&I lease direct from the Freeholder
Rent:	£77.50 psf
Rates:	Estimated at £26.29 psf pa (2024/25)
Service Charge:	£10.45 psf approx.
Approx Cost (all inclusive ex VAT) for 3rd floor	£23,950 pcm

Amenities

- New VRF Air Conditioning
- New LED lighting
- Good natural light
- 9-person passenger lift
- Fitted kitchens
- Attractive refurbished reception
- New flooring
- Prestigious Period Façade
- Excellent Natural Light
- Raised Floors
- Fitted board rooms, executive offices and meeting rooms

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