

One One One

6 & 7 ARLINGTON STREET, ST. JAMES'S, SW1A

STUNNING OFFICE SPACE IN ST. JAMES'S
FULLY FITTED
2,724 SQ.FT. - 253 SQ.M.



8 Percy Street, Fitzrovia, London, W1T 1DJ | +44 (0) 207 923 8620

One One One

2nd floor | 2,724 SQ.FT. / 253 SQ.M.

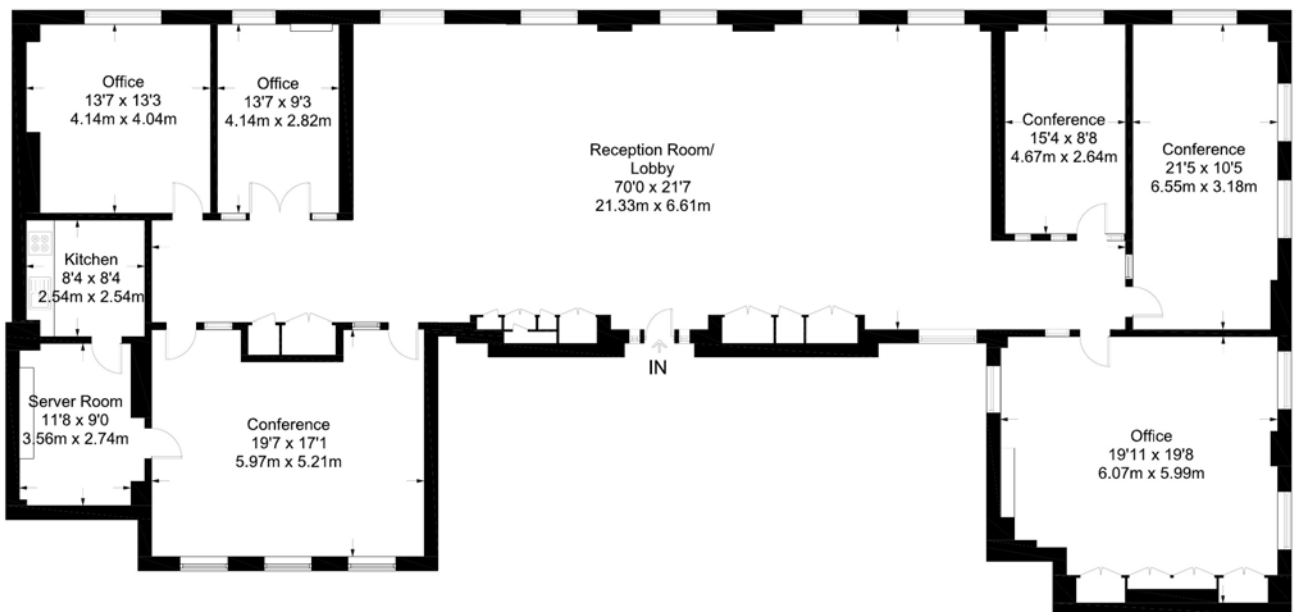
SUBLEASE OR ASSIGNMENT OF THE EXISTING LEASE EXPIRING ON 22ND FEBRUARY 2022

RENT: £87.50 PER SQ.FT. + VAT

BUSINESS RATES: £31.55 PER SQ.FT.

SERVICE CHARGE: £14.94 PER SQ.FT.

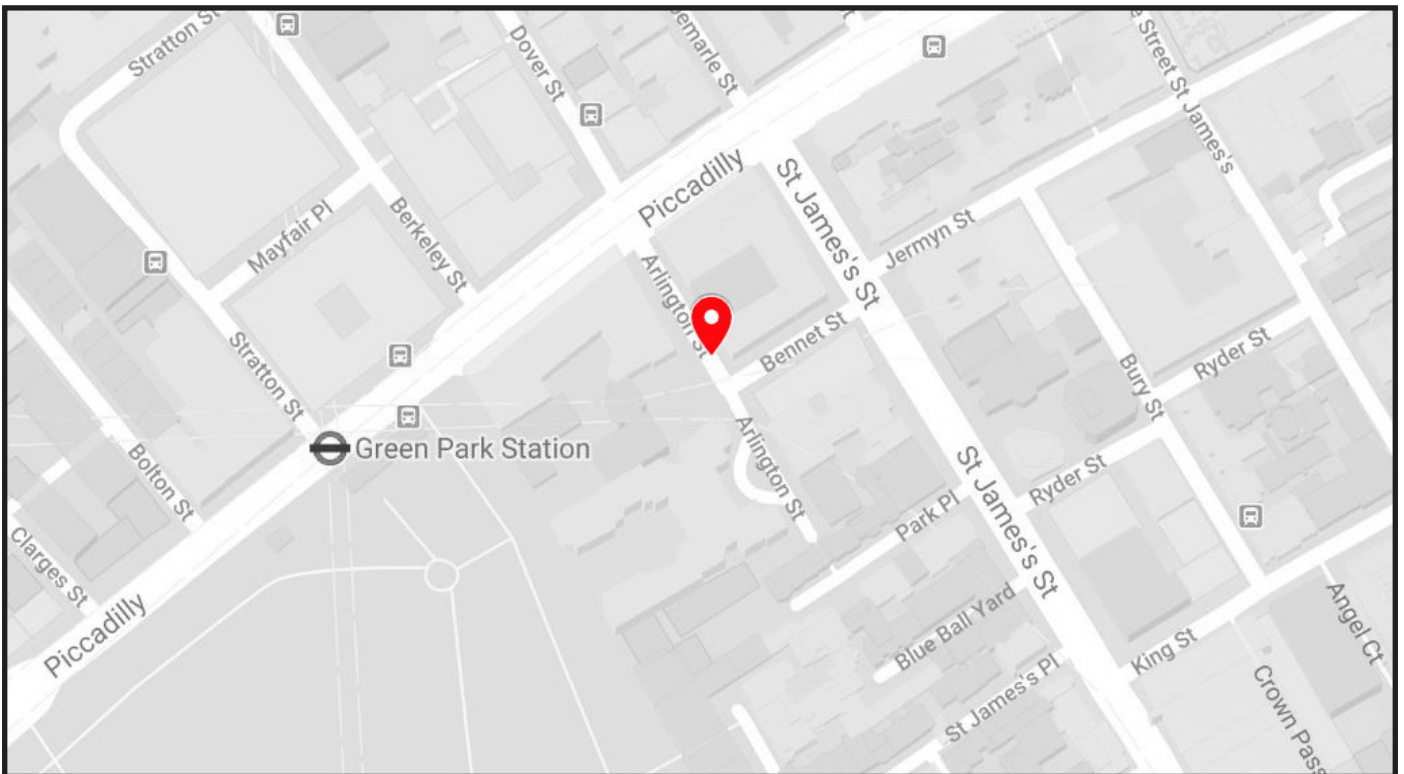
SECURITY OF TENURE: SET OUTSIDE SECTIONS 24-28 OF THE LANDLORD AND TENANT ACT



Second Floor

One One One

- Fully fitted
- Raised flooring
- Air-conditioning
- Excellent natural light
 - Kitchen
 - 24hr access
 - Commissionaire
 - Lift
- 2 mins to Green Park station



6 & 7 Arlington Street, St. James's, SW1A 1RE

ADAM LANDAU

0207 923 8620

07817 204 777

adaml@oneadv.co.uk

ADAM SMITH

0207 923 8620

07875 269 062

adams@oneadv.co.uk

One One One



One One One



Subject to Contract. Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991 The agents for themselves and for the vendors or lessors of this property whose agents/ advisors give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending Purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property or any other property being marketed.