

*One One One*

# SMITHSON PLAZA, 25 ST JAMES'S STREET, SW1A 1HA

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St. James's Office Space with 360 views  
3,595 to 18,075 sq. ft.



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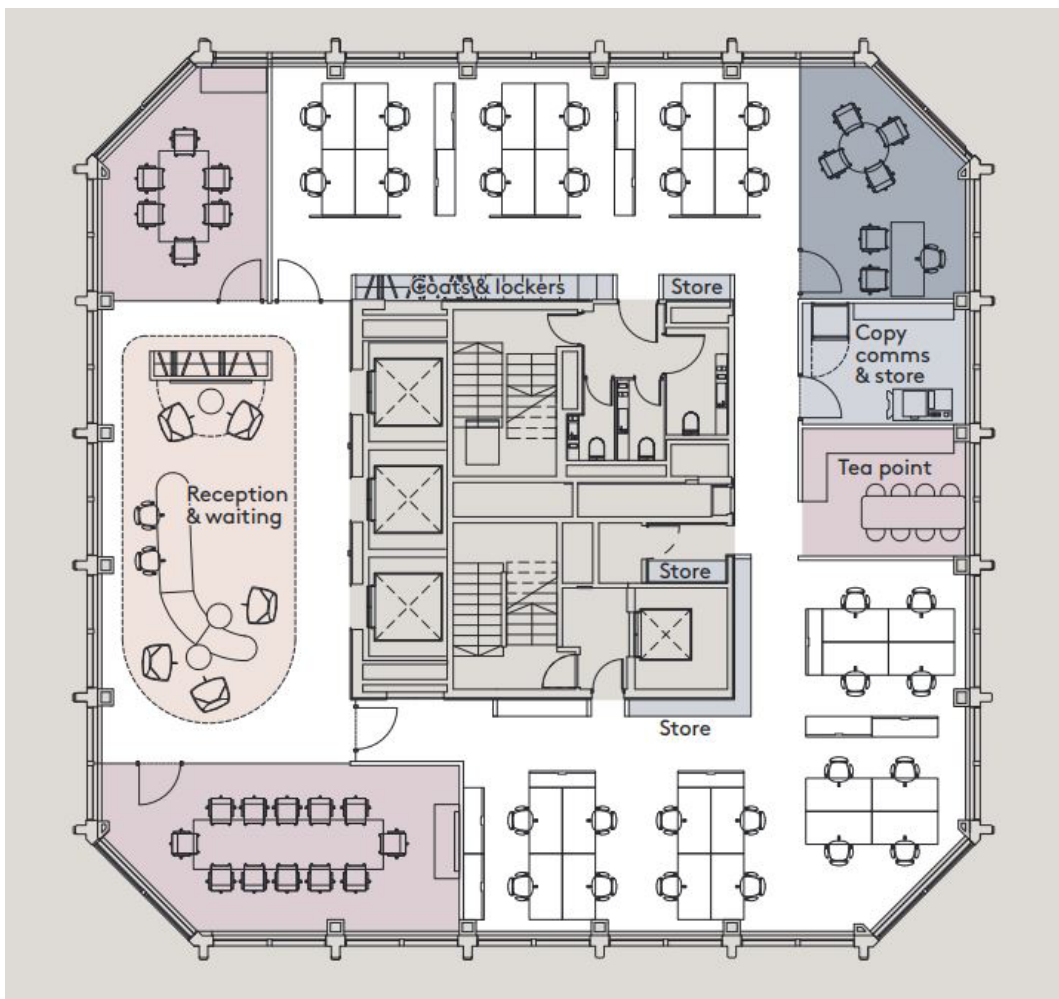
1st, 4th, 5th, 9th and 11th floors  
3,595 to 18,075 sq. ft.

Rent: TBC per sq. ft.

Business Rates: £40.00 per sq. ft.

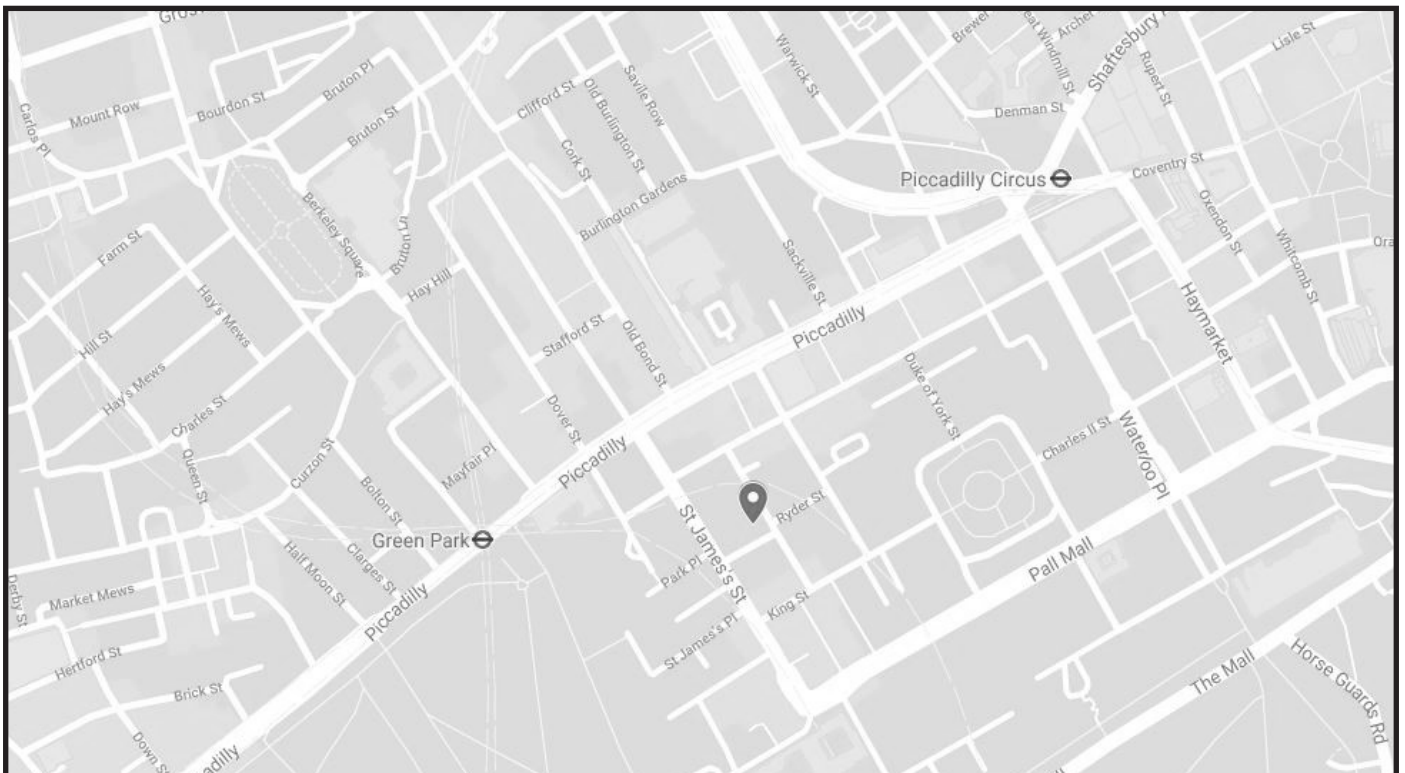
Service Charge: £15.99 per sq. ft.

Security of Tenure: Set outside sections 24-28 the Landlord & Tenant Act 1954



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- New perimeter fan coil air conditioning
- 360° panoramic views
- Excellent natural light
- Raised floors
- Inset LED lighting
- Good floor to ceiling height
- New demised WCs
- 3 x 16 person passenger lifts
- Goods lift
- Car parking
- Shower facilities
- 24 hour security
- Concierge services



One One One is a tenant only commercial real estate firm and does not claim to be marketing this property.

To arrange a viewing or for more information please contact a member of the One One One team on 020 7923 8620 or send us a message at [hello@oneadv.co.uk](mailto:hello@oneadv.co.uk).

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