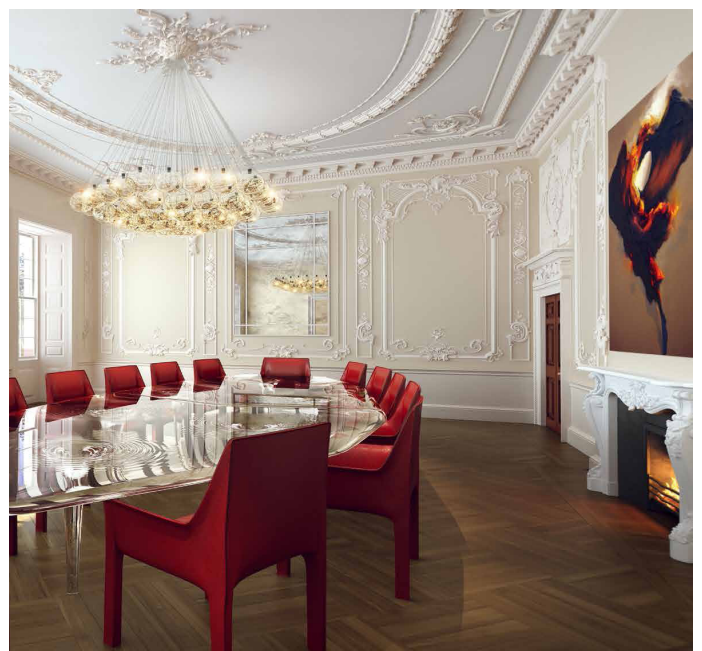


*One One One*

# 5 ST JAMES'S SQUARE, LONDON, SW1

---

Elegant Office space in Luxurious St James's  
2,380 - 5,087 sq. ft.



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

# One One One

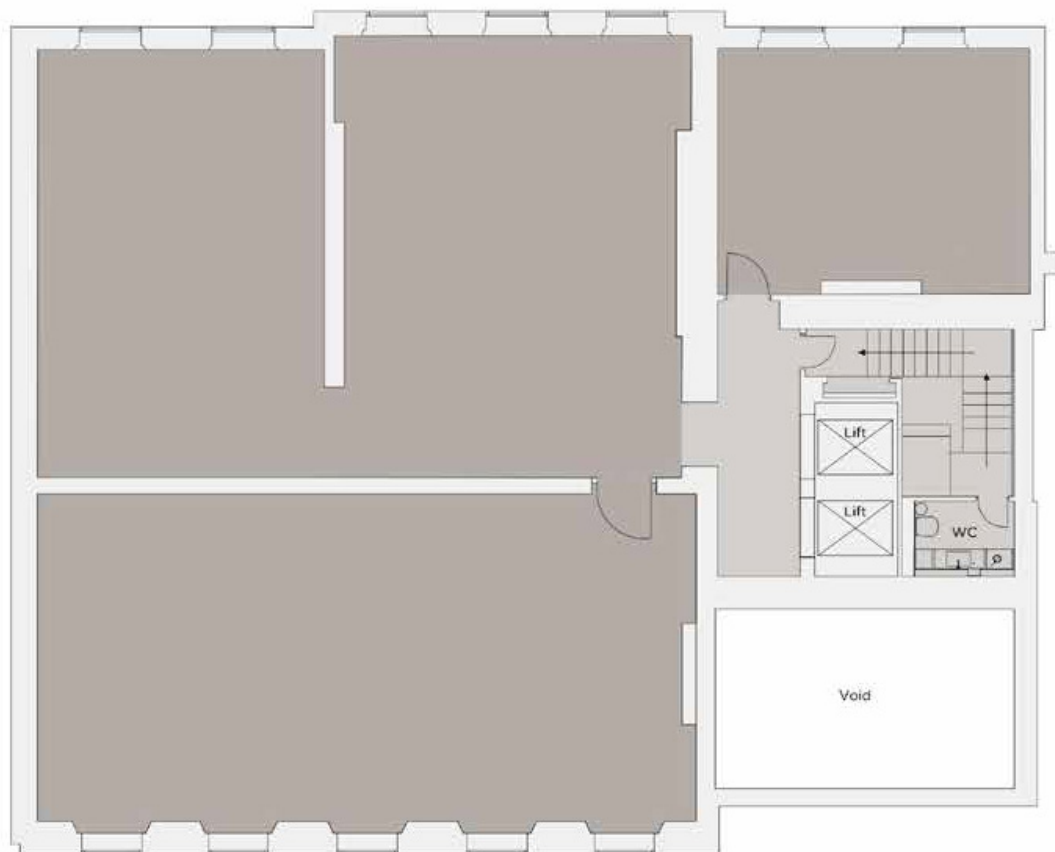
2nd and 3rd floor | 2,380 - 5,087 sq. ft.

Rent: £135.00 per sq. ft.

Business Rates: £46.44 per sq. ft.

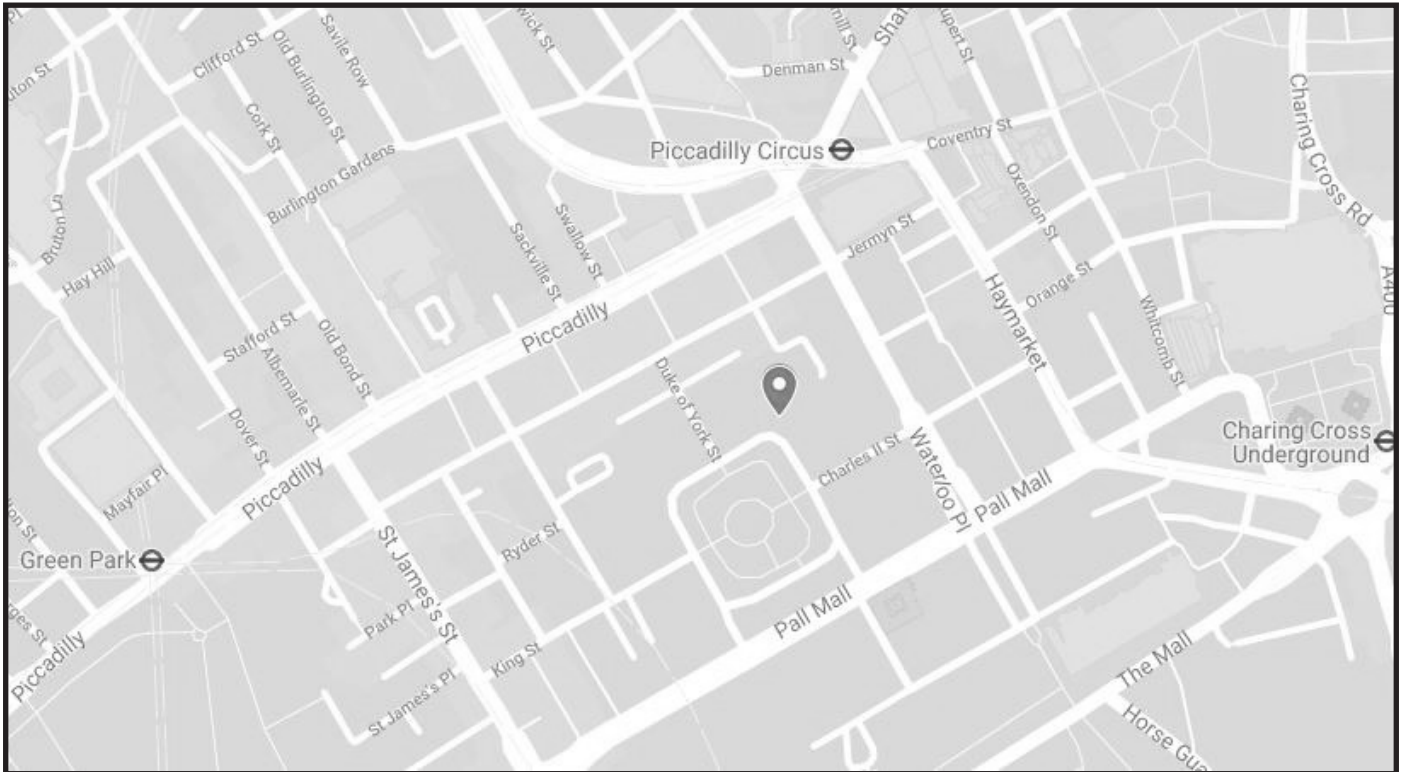
Service Charge: £15.00 per sq. ft.

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



# One One One

- Air conditioning
- 2 x 8 person passenger lifts
- Fully accessible raised floors and cable management
- 4 showers, including 1 executive shower
- BREEAM 'Very Good'
- 2.7 - 4.8m floor to ceiling height
- 1 x fully fitted kitchen and 2 x kitchenettes
- Integrated access and security with zoned access control
  - LED Lighting
- 2 x external terraces
- 2 x external courtyards



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).

Subject to Contract. One One One does not claim in any way to be instructed to market this property and are simply providing information on available properties on the open market at the time of publication. 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.

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