

## 12 Charles II Street London SW1

Fitted St James's Office Suite  
With Use of Meeting Rooms

Part Third Floor - 2,263 sq ft (210 m<sup>2</sup>)



- Manned entrance
- Air conditioning
- Raised floors
- Use of meeting rooms

## 12 Charles II Street London SW1

### Location

The property is located on the corner of Charles II street and Lower Regent street. Piccadilly Circus (Piccadilly and Bakerloo lines) and Green Park (Piccadilly and Jubilee lines) are both within close proximity.

### Description

The suite is located on the part third floor of this Grade A building, with access to meeting rooms.

### Lease

A term to December 2025, outside the Act.

### Rent

£62.50 per sq ft.

### Rates

£38.32 per sq ft. Interested parties are advised to make their own enquiries.

### Service Charge

£13.00 per sq ft.

For further information or to  
arrange a viewing please  
contact the sole agents:

**Crossland Otter Hunt**  
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