

Self Contained Gallery/Offices

**Duke Street St. James's
London • SW1Y 6DB**

Location

15 Duke Street St James's is on the east side next to the Chequers Tavern and overlooks the White Cube Gallery in Mason's Yard directly to the rear. Green Park (Piccadilly, Jubilee and Victoria Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines) Underground stations are both under ten minutes' walk.

Description

The property was rebuilt c. 1960 to provide a ceramics gallery on lower ground and ground floors with four floors of self-contained individual suites above. The second floor was last used as a gallery and is equally suited to office use. Separate access to the upper parts is to the side of the gallery and benefits from a tiled floor, mirrored and plastered walls, carpeted stairs and a three person passenger lift.

Accommodation

Second Floor Gallery/Offices 445 sq ft 41.3 sq m

The floor is fully carpeted, air conditioned, with painted and plastered walls and LED gallery lighting which can be replaced with office luminaires if desired.

To Let
445 sq ft (41.3 sq m)



Misrepresentation Act

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. Any intending occupier must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. VAT may be applicable to the terms quoted above.

Regulated by RICS

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Amenities

- Self contained floors
- 24/7 access
- Air conditioned
- Shared kitchenette
- Two unisex toilets off stairs landings
- Fire and security alarm

Terms

The floor is available on a new lease for a term to be agreed subject to five yearly rent reviews

Rent

£29,950 pa

Service charge

£4,225 pa including utilities, repairs and maintenance

Rates

Rates payable: £12,670 for 2022/23

VAT

VAT is payable on the rent and service charge

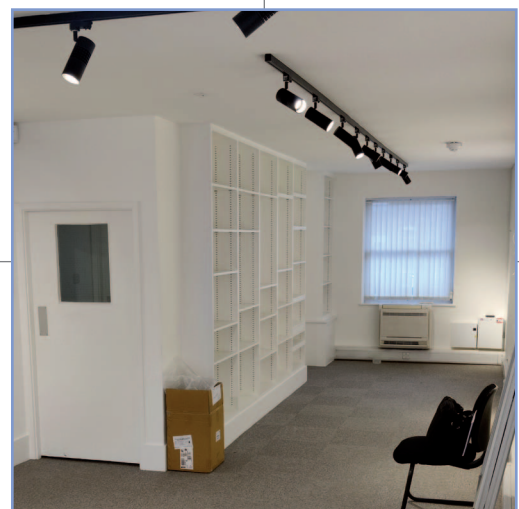
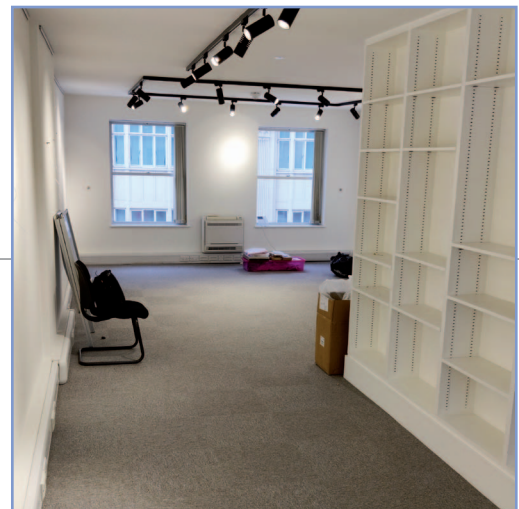
Possession

Immediate upon completion of the legal formalities

Viewing

Strictly by appointment with the Sole Agents

Please contact: Charles Tapson
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