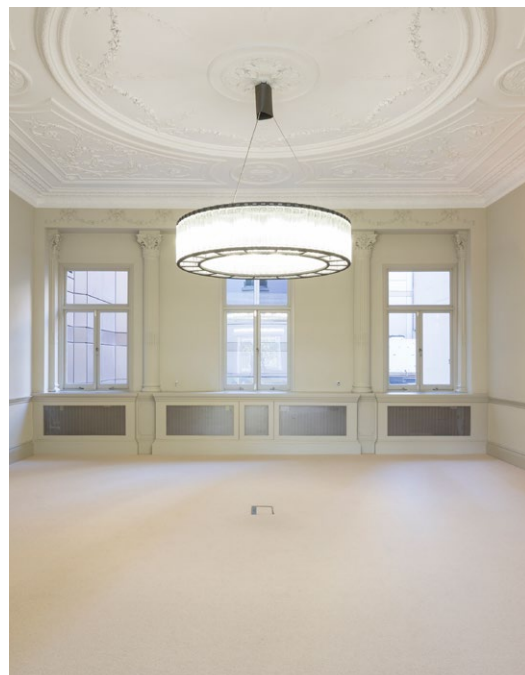


ELEVEN & TWELVE
ST JAMES'S SQUARE
SW1



HIGH QUALITY OFFICE SPACE
1,127 - 13,336 SQ FT TO LET
www.11-12sjs.co.uk

ELEVEN & TWELVE ST JAMES'S SQUARE

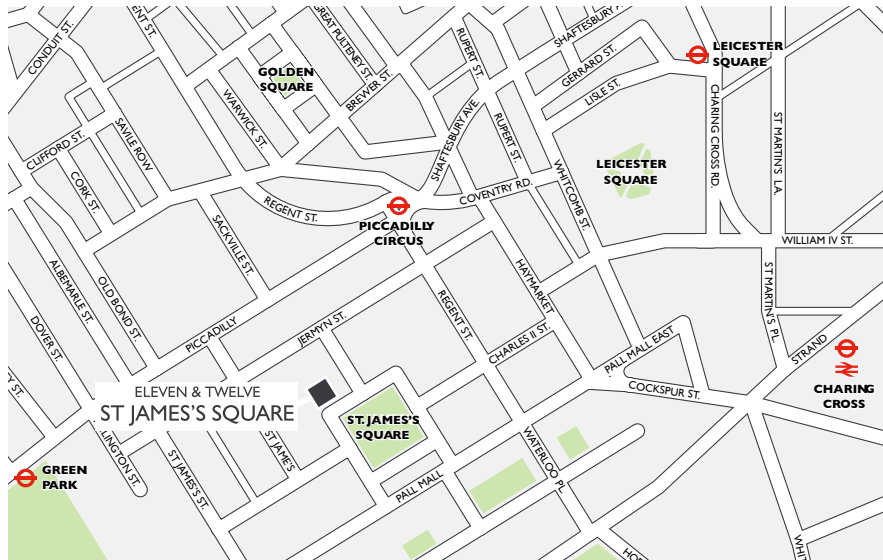
was comprehensively redeveloped in 2007 to provide a sympathetic mix of modern Grade A office space benefitting from period rooms fronting St James's Square with modern open plan space behind. The space is available in suites from 1,127 sq ft or floors from 11,809 sq ft up to 13,336 sq ft.



LOCATION

The building is located on the North West side of St James's Square. Given the building's location the transport links are excellent and the nearest underground stations are Green Park (Jubilee and

Piccadilly Lines), Piccadilly Circus (Piccadilly and Bakerloo Lines) and Charing Cross (Northern, Bakerloo and Main Line) Stations are all within walking distance.



ACCOMMODATION

Floor	Location	sq ft	sq m
2nd	Front (West)	1,127	104.7
	Front (East)	1,553	144.3
	Rear	9,129	848.1
TOTAL		11,809	1,097.1
3rd	Front	1,527	141.9
TOTAL		1,527	141.9
GRAND TOTAL		13,336	1239

SPECIFICATION

- Impressive ground floor reception
- Metal tile suspended ceiling with inset lighting
- Four pipe fan coil air conditioning
- Modern open plan floors
- Fully accessible raised floor
- Showers and changing facilities
- 4 x passenger lifts
- Male, female and disabled access WC's
- Car & Bicycle parking
- Impressive period rooms with views into St James's Square
- EPC rating: D



FURTHER INFORMATION

For further information or to arrange a viewing please contact our joint agents.

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS
020 7009 2300
www.edwardcharles.co.uk

Jamie Shuttle
jshuttle@edwardcharles.co.uk
Sean Cunningham
scunningham@edwardcharles.co.uk
Ian Bradshaw
ibradshaw@edwardcharles.co.uk

BEACON WOOD
REAL ESTATE STRATEGIES
020 3189 0243

Sam Oliver
soliver@beaconwood.co.uk
Richard Wood
rwood@beaconwood.co.uk

www.11-12sjs.co.uk