

3A LOWER JAMES STREET

LOWER JAMES STREET, LONDON, W1F 9EQ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Nestled unassumingly in a tranquil corner of Golden Square, this newly refurbished boutique period property obtains the classic Soho charm with many of its quirky original features still in tact. This building offers six private and unique offices which vary in size and are spread over three floors. Flexible short-term agreements are available on all of the offices within this building.

LOCATION

Situated just a couple of minutes walk from Piccadilly Circus underground station which provides access to the Piccadilly and Bakerloo lines, staying connected with the rest of the city is effortless. With Regent Street, just around the corner, there is an abundance of restaurants, bars and shops at your disposal making this perfect location for any modern-day business.

SPECIFICATION/AMENITIES

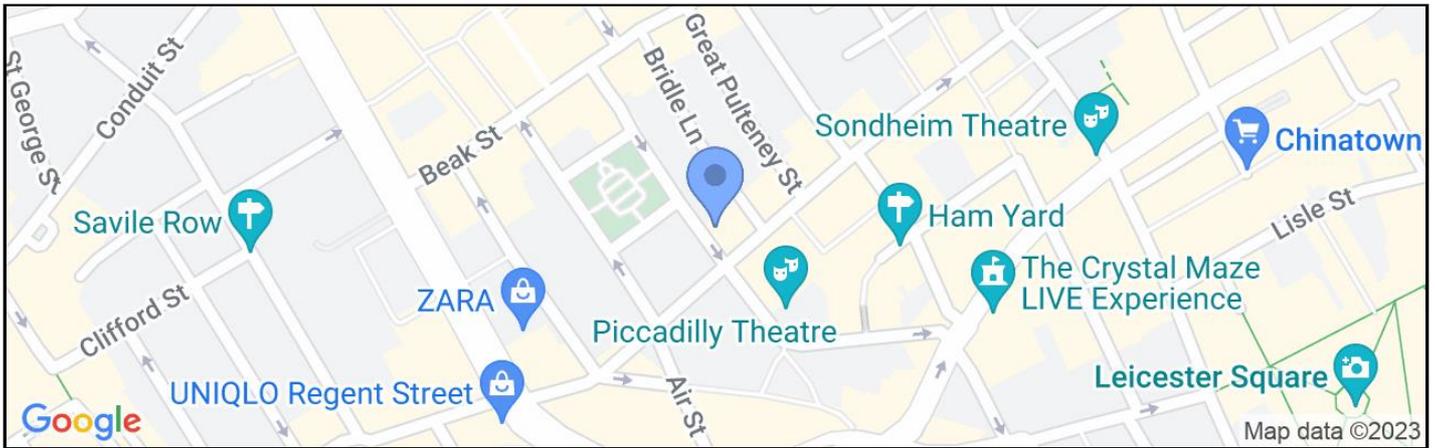
- Meeting rooms and business lounge for more informal meetings
- PA/Secretarial Support
- IT Solutions
- Onsite building manager and receptionist
- Staffed reception
- Photocopying & Post handling
- Flexible licence agreement
- 24hr access 7 days a week

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2023