

22A ST JAMES'S SQUARE

ST. JAMES'S, LONDON, SW1Y 4JH



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

These fantastic new serviced offices in St James's Square also have another entrance off Pall Mall. There is a dedicated centre reception team who can answer phone calls in your company name and assist with visiting clients. Meeting and conference rooms are available to hire when needed as well as plenty of break out space for less formal meetings. All offices are equipped with the latest MITEL touch-screen phones with 'walkabout' handsets and other high end technology.

LOCATION

These serviced offices are located only a short walk from Charing Cross, Piccadilly and Green Park stations which gives access to the Northern, Victoria, Bakerloo, Jubilee underground lines.

SPECIFICATION/AMENITIES

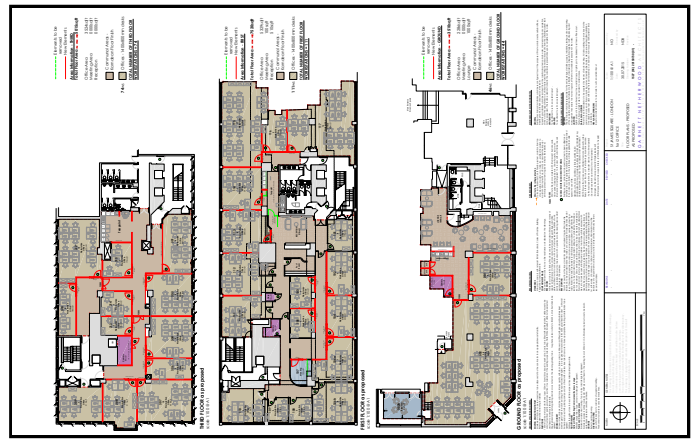
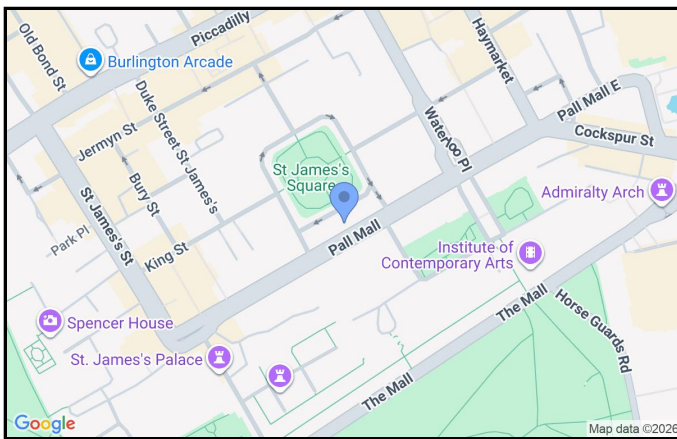
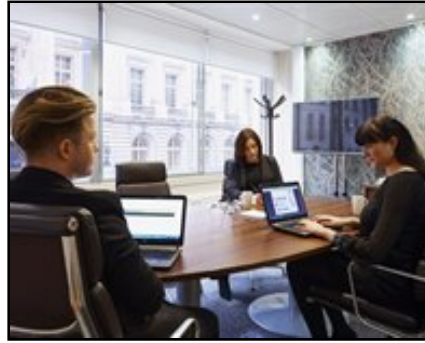
- Meeting Room Hire Available
- Fully accessible raised floors
- Fully serviced office suites available to suit all sizes of business
- Staffed reception
- Flexible licence agreement

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.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. May 2026