



**36 ST JAMES'S STREET, LONDON, SW1A 1JD**

**1,088 sq ft – 101 sq m**

**PRESTIGIOUS 3<sup>rd</sup> FLOOR OFFICE SUITE - LEASE ASSIGNMENT**

Close to Green Park, Piccadilly and Jermyn Street



**STEPHEN  
KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992

# 36 ST JAMES'S STREET, LONDON, SW1A 1JD - OFFICE SUITE TO LET

## LOCATION

A prestigious office suite situated on the 3<sup>rd</sup> floor of 36 St James's St at the junction with Jermyn Street in the heart of one of Central London's most distinguished commercial districts. The offices benefit from plenty of natural light on two sides and exceptional views down St James's towards Pall Mall.

Green Park (Jubilee, Victoria & Piccadilly Lines) and Piccadilly Circus (Piccadilly & Bakerloo Lines) Underground stations are within close proximity together with a number of restaurants, shops, hotels and local amenities including the flagship Fortnum and Mason store on Piccadilly.

## TENURE

An assignment of the existing lease is available for a term to expire on 28<sup>th</sup> May 2030. The lease is Excluded from the provisions of the 1954 Landlord & Tenant Act.

## RENT

£120,000 per annum exclusive

## PREMIUM

Offers Invited.

## AMENITIES

Self-Contained	LED strip lighting	Elegant parquet flooring
Large sash windows	Double Glazed	Fitted Kitchen
Passenger Lift	Period features	

## ACCOMMODATION

The premises are arranged on 3<sup>rd</sup> floor with the following approximate floor area:

**Third Floor    1,088 sq ft    101.1 sq m**

## RATES (2026/27)

Rateable value:	Estimated to be circa £109,000
To be separately reassessed	with effect from 1 <sup>st</sup> April 2026.

All interested parties should verify the business rates payable with the relevant local authority.

## SERVICE CHARGE

25<sup>th</sup> December 2025 – 24<sup>th</sup> March 2026 - £6,732.19 plus VAT

## INSURANCE CHARGE

1<sup>st</sup> April 2025 – 31<sup>st</sup> March 2026 - £1,060.84 plus VAT.

## LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

## VAT

Vat will be charged at the appropriate rate, if applicable.

## EPC

3<sup>rd</sup> - 6<sup>th</sup> floors – Energy Rating C (57)

## VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk).

## CONTACT

Phil Richards [rpmr@stephenkane.co.uk](mailto:rpmr@stephenkane.co.uk) | 07842 385 898

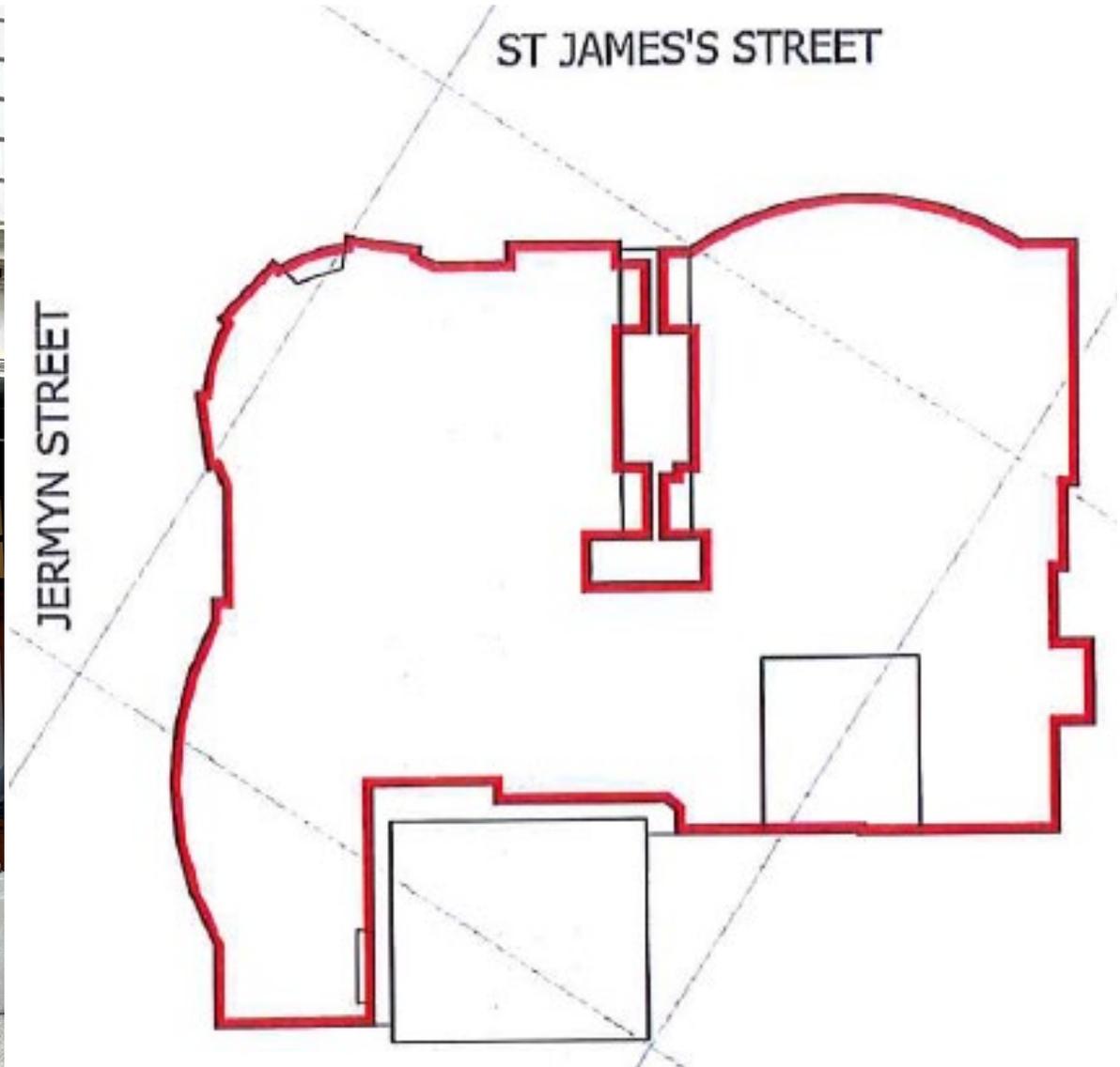
Paige Bellinger [pcb@stephenkane.co.uk](mailto:pcb@stephenkane.co.uk) | 07507 468 068

### AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



36 ST JAMES'S STREET, LONDON, SW1A 1JD - OFFICE SUITE TO LET



36 ST JAMES'S STREET, LONDON, SW1A 1JD - OFFICE SUITE TO LET



# 36 ST JAMES'S STREET, LONDON, SW1A 1JD - OFFICE SUITE TO LET



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all otheroutgoings.



**STEPHEN  
KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992