

# To Let

**Byron House, 7-9, St. James's Street, London, SW1A**  
4,233 to 8,548 sq ft

- Attractive period building
- Comprehensively refurbished
- Excellent natural light
- Flexible floorplates
- 24 hour access



## Location

Byron house is located on the east side of St James's Street and is surrounded by an excellent array of amenities including internationally recognised hotels, restaurants and retail. The property is extremely well connected with Green Park, Piccadilly and Charing Cross stations all within walking distance, providing access to the Piccadilly, Bakerloo, Northern, Victoria underground lines.

## Description

Byron House is an attractive period building with available space on the 3rd and 4th floors, which have been comprehensively refurbished to provide modern, open plan space with excellent natural light.

## Specification

Newly refurbished  
Excellent natural light  
Linear LED lighting  
Raised floors  
Commissionaire  
Passenger lift  
Private WCs  
24 hour access

## Accommodation

Floor / Unit	Size	Rent	Availability
5th	3,986 sq ft	£87.50 per sq ft	Under offer
4th	4,233 sq ft	£87.50 per sq ft	Available
3rd	4,315 sq ft	£87.50 per sq ft	Available

## EPC

This property has been graded as 65(C).

## Rent

£87.50 per sq ft

## Business Rates

Rates Payable (2019/2020): £35 per sq ft

## Service Charge

£11.50 per sq ft



## Contacts

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