

## Spectacular double-height lower ground suite with galleried mezzanine



**Cleveland House, 33 King Street, St James's, London SW1**

**4,714 square feet approximately**

- Fully refurbished
- Remodelled light well
- New light wall
- 4m ceiling height
- Air conditioning
- Raised floors
- Three passenger lifts
- Commissionaire and 24 hour security
- Galleried mezzanine
- New ceilings, lights, flooring

**Location**

Cleveland House is situated on the west side of St James's Square on the south side of the junction with King Street. St James's is one of the world's most renowned business districts and is home to many major multinational companies, Private Clubs, world-famous restaurants and galleries. Green Park, Piccadilly Circus and Charing Cross underground stations are all close at hand.

**Accommodation**

The lower ground floor is completely self-contained and has just been comprehensively fitted out and refurbished. With a 4 metre floor to ceiling height, the space offers a wide range of potential internal arrangements and provides great character to the space. A new galleried mezzanine floor has been added as part of the building programme.

The suite has an approximate Net Internal Area of **4,714 sq ft**

**Lease**

The suite is offered on a new effective Full Repairing and Insuring lease for a term to be agreed, direct from the Landlord.

**Rent**

£65.00 per square foot per annum exclusive

**Rates**

To be confirmed

**Viewing**

Strictly by appointment with the Landlord's sole agents

Please contact either Mike MacKeith or Nigel Vaughan at GN2 on 020 7183 7676 or

Simon Tann or Roger Holmes at Levy on 020 7930 1070

August 2014