

CROSSLAND OTTER HUNT

2-4 King Street,
London,
SW1Y 6QL

Fully Fitted Property In The Heart Of
St James's

2,100 sq ft (195.10 sq m)



020 7408 1114
www.coh.eu



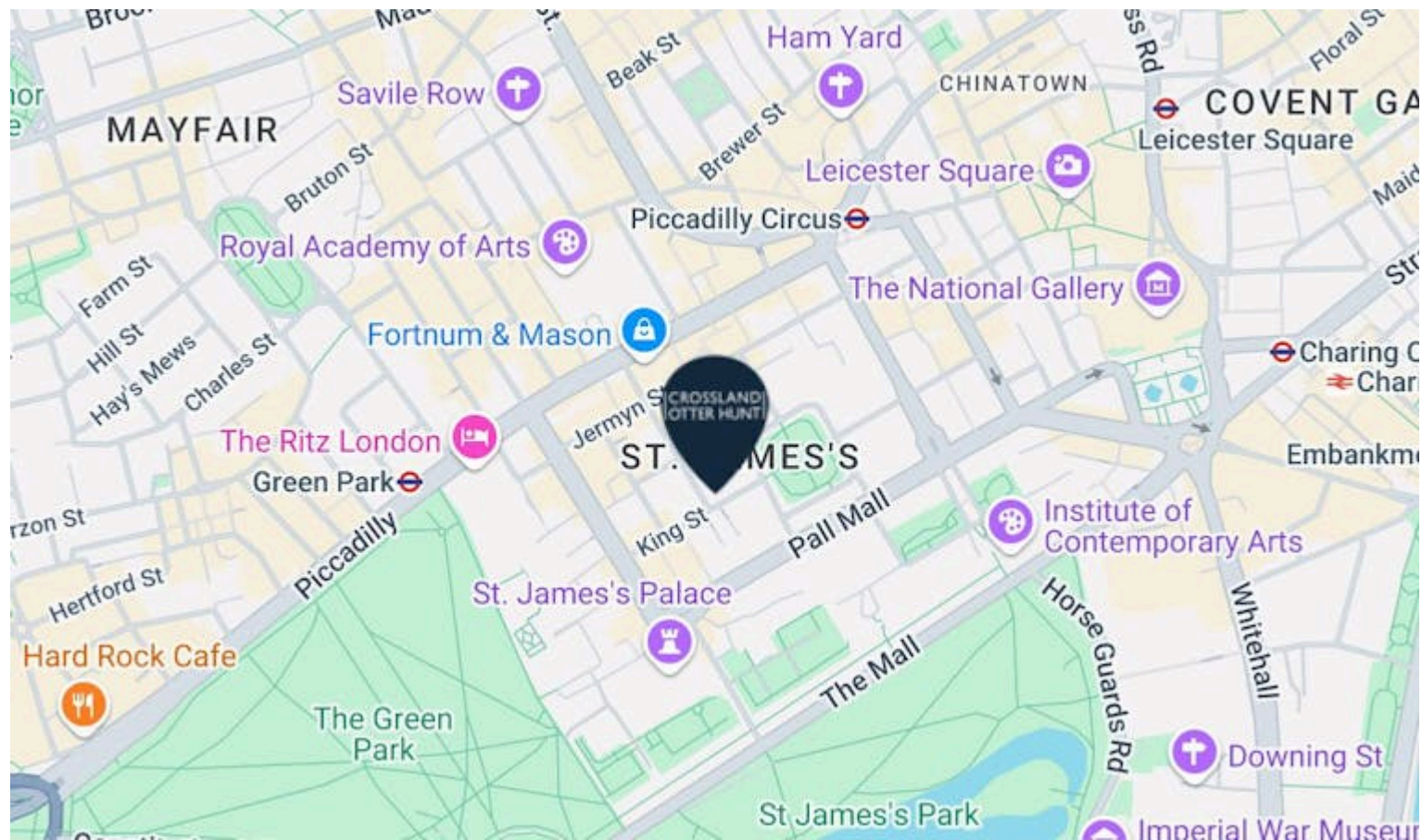
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Nearest Stations



Green Park
(0.2 Miles)



Piccadilly Circus
(0.2 Miles)

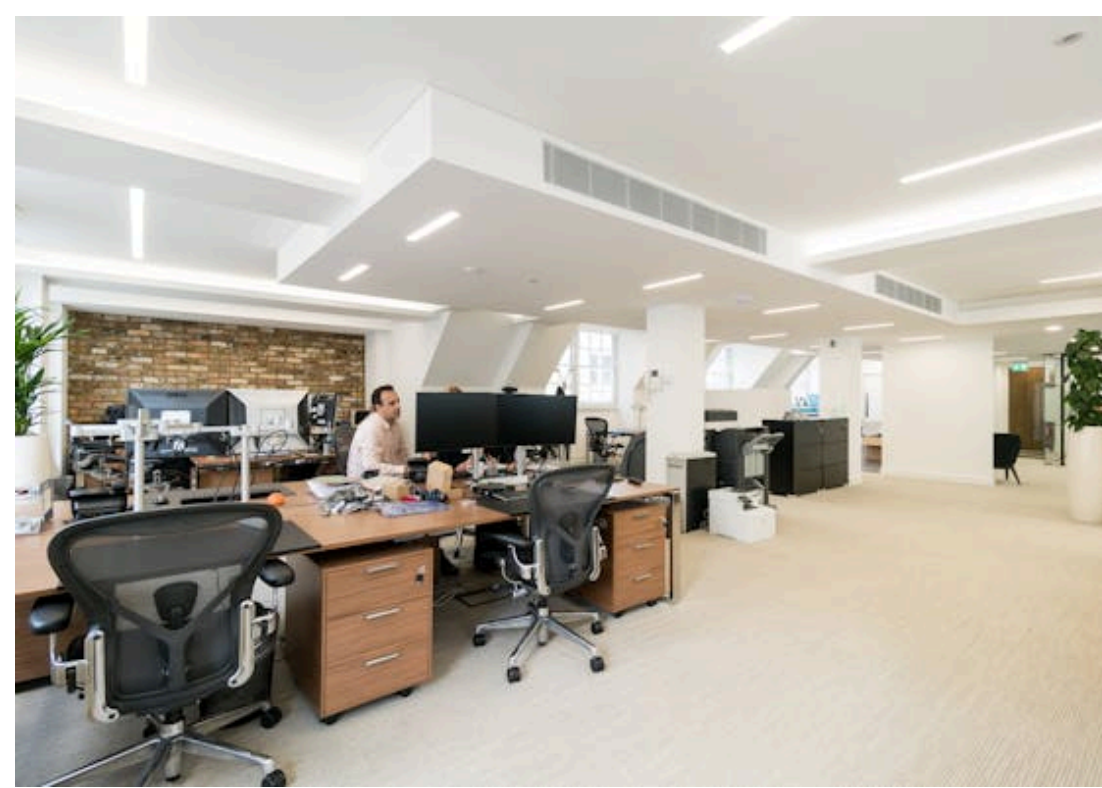
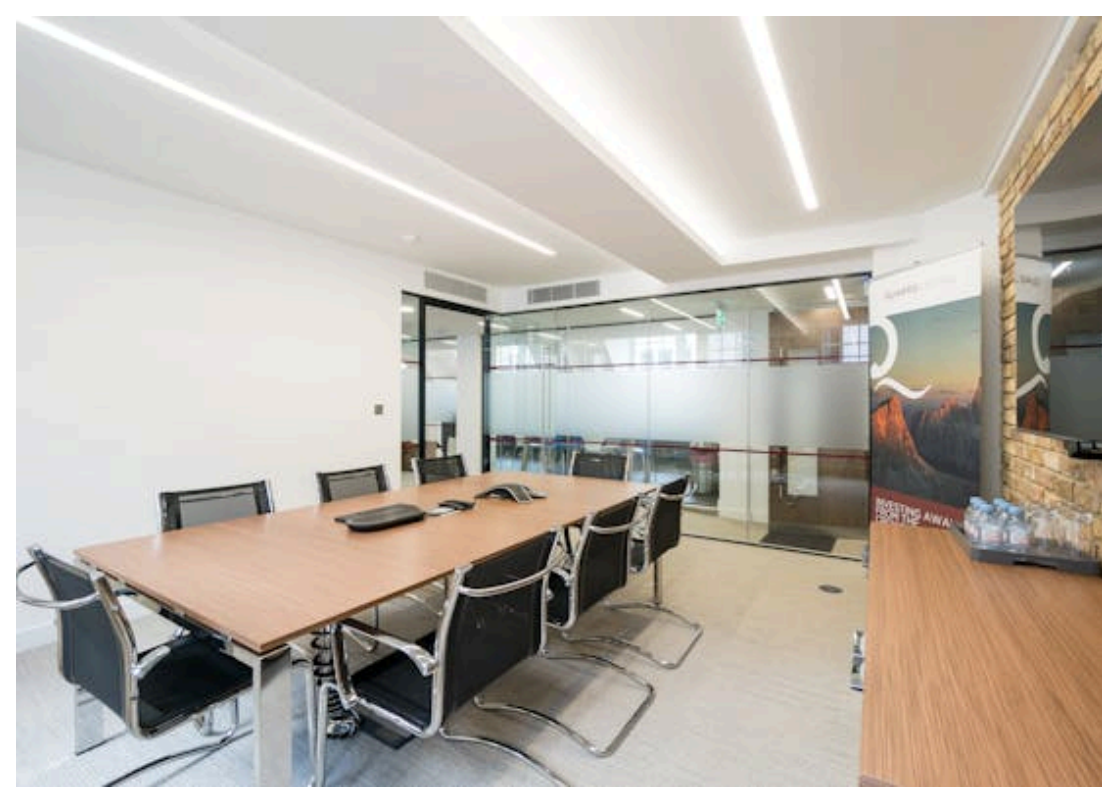


Leicester Square
(0.5 Miles)

Located in the heart of St James's, 2-4 King Street offers a just a 5-minute walk from Green Park Underground Station, with connections to the Jubilee, Piccadilly, and Victoria lines, making it easily accessible from major London hubs. Surrounded by high-end retail, fine dining, and art galleries, 2-4 King Street is ideal for various business needs.

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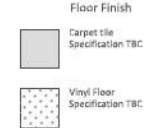


- Roof Terrace
- Comfort Cooling
- Bike Storage
- Large Kitchenette
- Fully-Fitted
- Excellent Natural Light on 3 Sides
- 2 Meeting Rooms
- Breakout Area

Floor Plan

2-4 King Street - Fourth Floor - Proposed Layout Plan_SK01

notes : _____



- This GA accommodates:
- 1 Meeting Room - 8P
 - 1 Meeting Room - 10P
 - 17 Open Plan (1600mmx200mm desk)
 - 1 Copy/Print
 - 1 Comms Room
 - 1 Teapoint/Breakout
 - 1 Waiting Lounge

Approximately 195 SQM in total

notes :

notes :

notes :

for information

issue	date	by	comments	approved
CX	18.12.17	SP	first issue	
A	19.12.17	SP	revised layout plan	
B	20.12.17	SP	revised layout plan	
C	04.01.18	SP	revised layout plan	
D	11.01.18	SP	revised layout plan	
E	11.01.18	SP	revised layout plan	

do not scale from drawings. all discrepancies to be reported to the designer immediately. information is subject to the drawings. the drawings are the result of computer generated data and may not be reproduced in any form without prior written consent.

Tiburon Partners

2-4 King Street
Proposed Layout Plan_Alternative 01
Fourth Floor
1:100 @ A3 / 1:50 @ A1
TP04/201e/SK01

60 Fresham Street, London, EC2V 7BB
www.constructivespace.com
info@constructivespace.com
tel. 0203 4409870

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
4th	2,100	195.10	£110	£47.92	£12.86	£358,638	Available

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CONTACT US



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Description

This fully fitted property at 2-4 King Street combines practicality with comfort, offering plenty of natural light, modern interiors, and workspaces. The building includes bike storage and a roof terrace.

Location

Located in the heart of St James's, 2-4 King Street offers a just a 5-minute walk from Green Park Underground Station, with connections to the Jubilee, Piccadilly, and Victoria lines, making it easily accessible from major London hubs. Surrounded by high-end retail, fine dining, and art galleries, 2-4 King Street is ideal for various business needs.

Terms

Available by way of assignment until January 2028, with a break option in January 2026, or alternatively, negotiating a new lease directly with the Landlord.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY