



ST JAMES'S
LONDON

12 WATERLOO PLACE

FLAGSHIP ST JAMES'S RETAIL & WELLNESS OPPORTUNITY

At The Crown Estate we believe that individuals need engaging places to work, to shop, to create, to explore – and we are developing that place in St James's.

Discover all the inspiring space needed for your retail and wellness concept – just moments away from the bustle of Piccadilly Circus.

THE CROWN
ESTATE



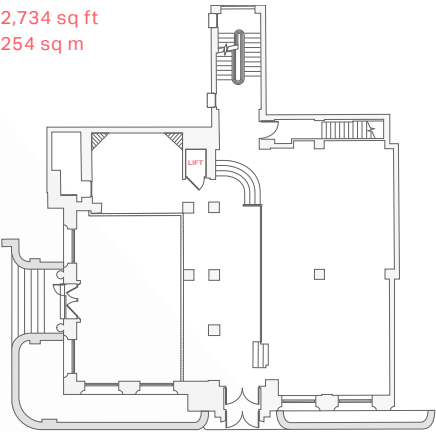
Location

With excellent transport links the building is positioned on the west side of Waterloo Place, approximately 300 metres from the world renowned Piccadilly Circus which attracts 100 million visitors each year.

The opportunity is located close to the newly completed St James's Market, a 260,000 sq ft development creating a new office, food and retail destination including Aspinall of London, Jigsaw, Smeg, Showcase and Japanese outdoor brand Snow Peak. St James's also benefits from being one of the most globally recognised office catchments.

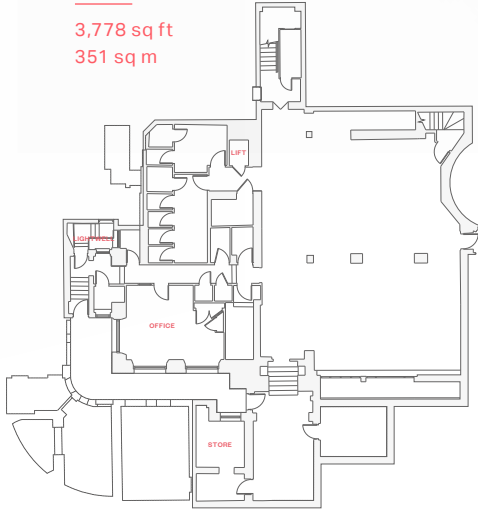
Ground Floor

2,734 sq ft
254 sq m



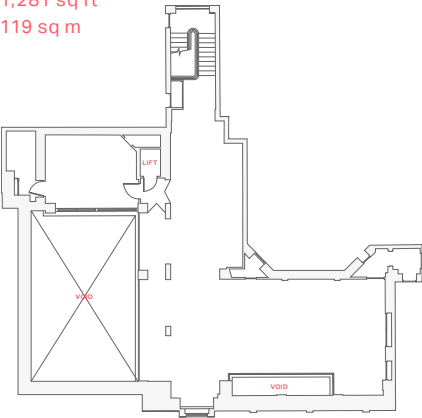
Basement

3,778 sq ft
351 sq m



Mezzanine

1,281 sq ft
119 sq m



Specifications

Rent

Upon application.

Tenure

The premises are available on a new Crown Estate lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rateable value

The current rateable value of the property is £380,000 and (20/21) Rates Payable is £202,160. Parties are advised to make their own enquiries with the local authority. Rates may be reassessed following completion of the landlord works.

Use

A1/D2 subject to planning.

EPC

EPC rating of D-97.

Areas

The premises are arranged over ground floor, mezzanine and basement and will provide the following approximate gross internal areas:

Floor	sq ft	sq m
Ground Floor	2,734	254
Mezzanine	1,281	119
Basement	3,778	351
Total	7,793	724



For further information contact:

Colliers

Paul Souber
paul.souber@colliers.com
020 7344 6870

Sasha Riddle
sasha.riddle@colliers.com
0207 487 1607

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ESTATE

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LONDON

Nash Bond

David Bannister
dbannister@nashbond.co.uk
020 7290 4569

John Lyons
jlyons@nashbond.co.uk
020 7290 4583

stjameslondon.co.uk
enquiries@thecrownestate.co.uk

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