

**WHITE DRUCE  
& BROWN**

PROPERTY CONSULTANTS

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[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**8 Bennet Street, St James's, London, SW1A 1RP**

**A Unique and Rarely Available Self Contained Commercial Space In The Heart Of  
St James's/Mayfair Arranged Over Ground and Lower Ground Floors Comprising**

**4,698 sq ft**



**Currently a Prestigious Gallery and Office with its own dedicated private entrance the premises would suit other uses including restaurant, bar, showroom, event space and full office**

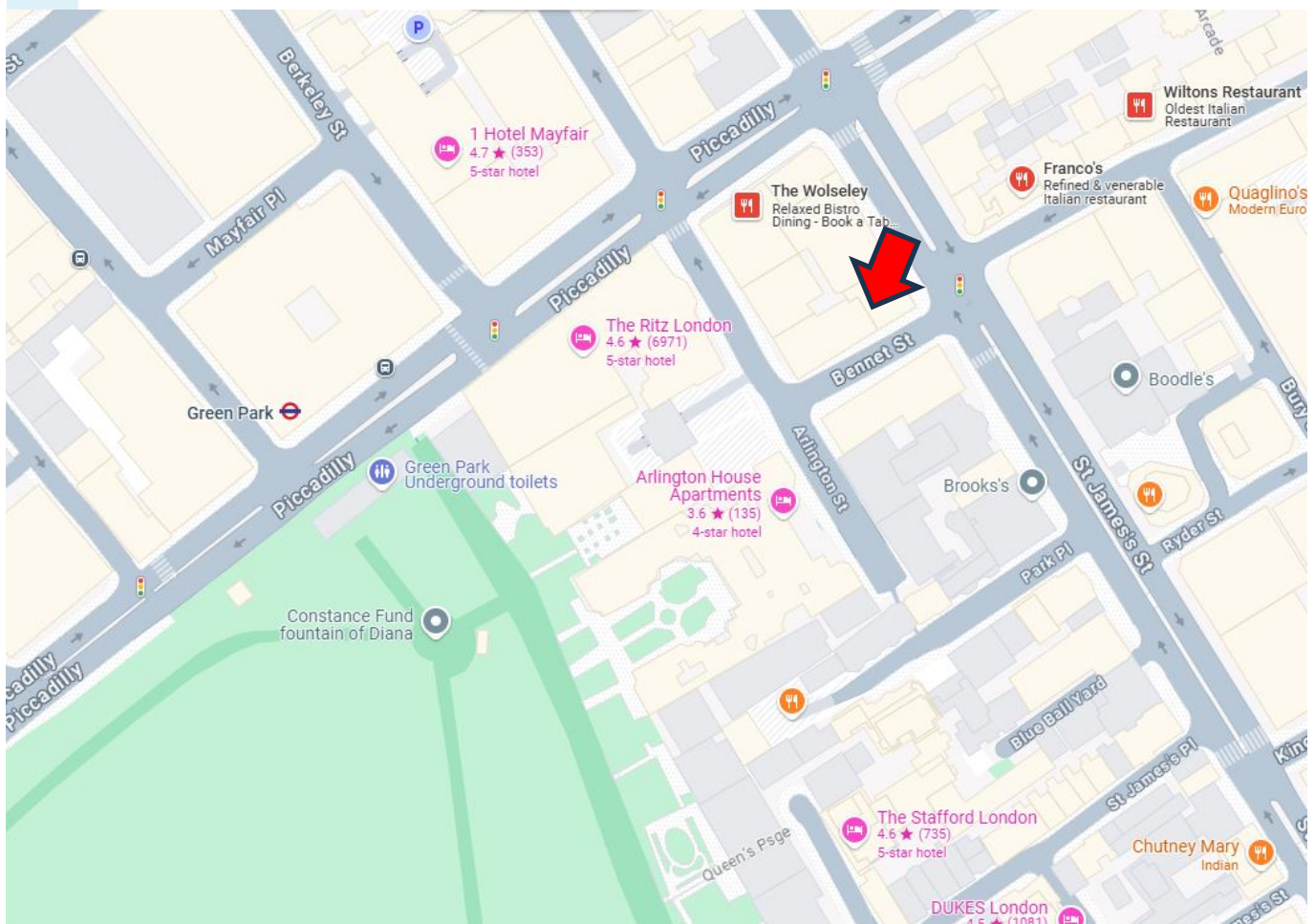
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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

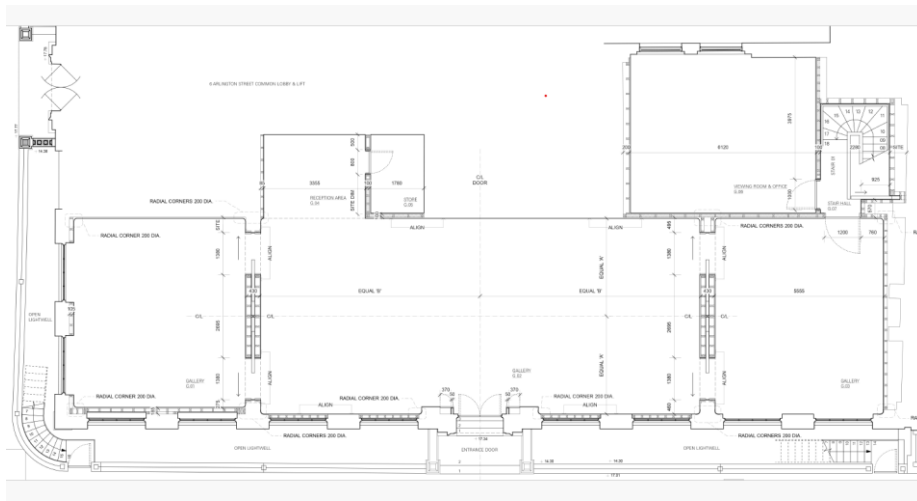
**On the corner of Bennet and Arlington Street at the heart of St James's,. Immediate neighbors include The Ritz, The Wolseley and Le Caprice, Whilst Green Park, The Royal Arcade, Bond Street, Jermyn Street and Piccadilly Circus are all within a short walk.**



- **Self contained with its own dedicated impressive entrance from Bennet Street**
- **Being on the corner of Bennet Street and Arlington Street the accommodation benefits from excellent natural light on both floors**

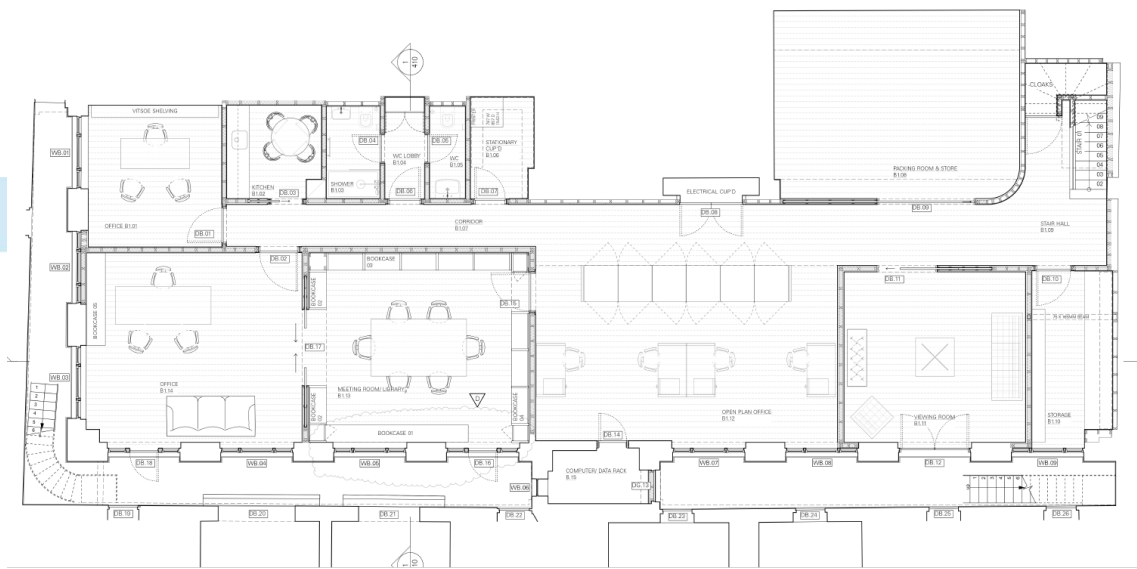
- **Ground Floor Gallery/Office Space 2,390 sq ft**
  - **Lower Ground Floor Offices 2,308 sq ft**
    - **High Ceilings**
    - **Museum Grade A/C**
    - **Kitchenette**
    - **M/F WC's and Shower**
  - **Exceptional Design Led Fit Out**
- **Suitable for a wide range of alternative uses**

### Ground Floor



**Images of the Ground Floor**

### **Lower Ground Floor**



### **Images of the Lower Ground Floor Offices**

**Available on a new lease direct from the Landlord**

**at a rent of £400,000pa**

**For further details or to make an appointment to view**

**Please contact**

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