

22 Park Street, Mayfair, London, W1K 2JB

OFFICE TO LET | 802 sq ft



Location

This beautiful period building is situated on the east side of Park Street near its junction with Mount Street. The area is gentrified and abundant with great restaurants like Scott's, Corrigan's and Le Gavroche. The nearest underground stations are Hyde Park Corner, Marble Arch and Green Park; all are just a short walk away. Being located in the heart of Mayfair, in a very glamorous location, an occupier will benefit from all the amenities and cache the area has to offer.

Floor Areas

Floor	sq ft	sq m
3rd Floor	802	74.5
TOTAL (approx.)	802	74.5

*Measurement in terms of NIA

Description

Accessed by a wide, highly polished black front door the ambience of the beautiful paneled entrance is further enhanced by the reception and "Lounge area". The lounge features a beautiful fireplace, soft seating, period furniture and art, all of exceptional taste uplifted by views over the rear terrace and patio. There is a generous lift that serves all floors. There is also a grand oak paneled staircase. The floor comprises a larger front room and a room to the rear.

Jason Hanley, Partner

020 7025 1391

Rebecca Saxon, Agency Surveyor

020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	A new flexible sublease is available for a term by arrangement
Rent:	£87.50 psf pax
Rates:	Estimated £23.75 pas pa 2017/18
Service Charge:	TBC

Amenities

- Beautiful period common parts + façade
- Passenger lift
- Stunning Reception & Lounge
- Receptionist/Commissionaire
- Exposed plaster ceilings with spot lights
- Shared kitchen (4th Floor)
- Excellent natural light
- Shared Board Room Facility

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

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📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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