

# Sackville House, 40 Piccadilly Mayfair, London, W1J 0DR

OFFICE TO LET | 1,500 / 2,660 / 4,162 sq ft



## Location

The property is situated in a prominent location on the southern corner of Sackville Street close to its junction with Piccadilly. Located in the heart of the West End in Mayfair, all the amenities of this sought after area are within close proximity as are the famous landmarks of Piccadilly including the National Gallery, Fortnum and Masons, and the Ritz. Piccadilly Circus (Piccadilly and Bakerloo lines) and Green Park (Piccadilly, Victoria and Jubilee lines) tube stations are within a short walking distance.

## Description

This floor has an impressive ceiling height and excellent sash windows to four elevations. It has been comprehensively refurbished to include new LED lighting and new metal tile raised flooring with the ground floor reception also having been refurbished.

## Floor Areas

Floor	sq ft	sq m
1st Floor Front	2,662	247
1st Floor Rear	1,500	139
<b>Total 1st Floor Whole</b>	<b>4,162</b>	<b>387</b>
Optional Basement/Bicycle Storage	79	7
<b>Total (inc. basement)</b>	<b>4,241</b>	<b>394</b>

\*Measurement in terms of NIA

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

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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](http://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 May 2017

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## Terms

Tenure:	Leasehold
Lease:	A new FRI lease(s) available direct from the Landlord
Rent:	£79.50 psf pax
Rates:	Estimated at £29.13 pas pa 2017/18
Service Charge:	Approximately £11.96 psf pax

## Amenities

- New metal tile raised floor
- Air conditioning
- Demised WCs + shower
- 24-hour access
- Excellent natural light and ceiling height
- Newly refurbished office
- Commissionaire
- Passenger lift
- New LED lighting
- New suspended ceiling
- Refurbished reception

## Jason Hanley, Partner

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