

**21-22 Grosvenor Street**  
**Mayfair, London, W1K 4QN**

OFFICE TO LET | 1,072 sq ft



**Location**

This prominent building can be found on the north side of Grosvenor Street, a short walk away from Grosvenor Square and Berkeley Square. Bond Street (Jubilee & Central Lines) and Oxford Circus (Victoria, Central & Bakerloo Lines) tube stations are close by, which ensure this space is well connected.

**Floor Areas**

Floor	sq ft	sq m
3rd Floor	1,072	99
<b>TOTAL (approx.)</b>	1,072	99
*Measurement in terms of *NIA		

**Description**

The available floor comprises open plan layout with a separate reception, break out/ bar area and smart and spacious dedicated boardroom. Large south-facing windows ensure an abundance of natural light within the suite.

**James Hendry, Associate Partner**

 020 7025 1395

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 July 2017**

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

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until December 2019.
Rent:	£85.00 per sq ft
Rates:	Estimated £37.94 psf pa 2017/18
Service Charge:	Capped at £15.50 psf

## Amenities

- VRV Air Conditioning
- Passenger Lift
- Impressive Manned Entrance
- Shower
- Great Natural Light

## James Hendry, Associate Partner

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