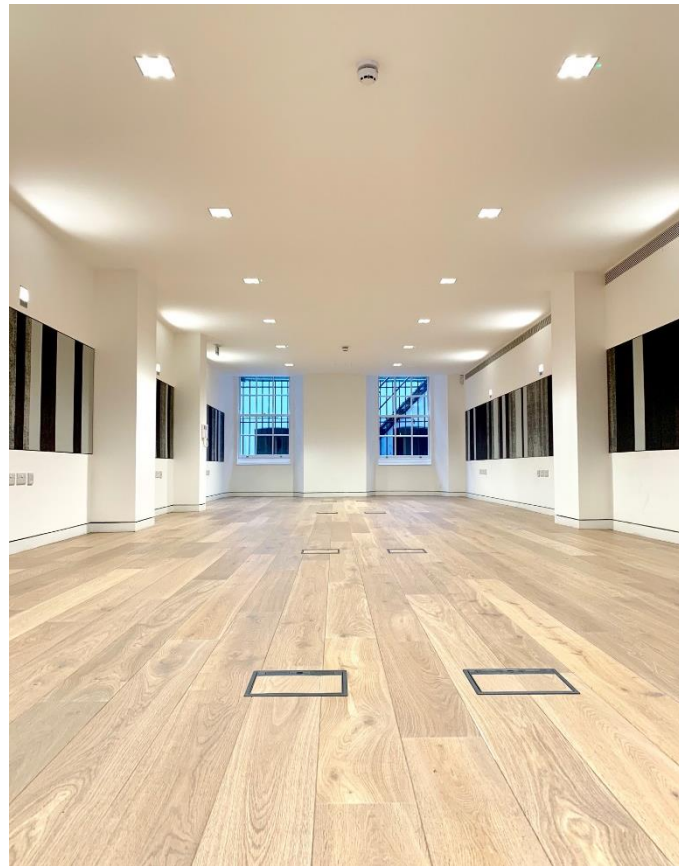


**42 Upper Grosvenor Street,
Mayfair, London, W1K 2NH**

OFFICES TO LET | 1,020 – 1,213 - 2,432 – 4,665 sq ft To Let



Location

This beautiful refurbished period building is situated on the south side of Upper Grosvenor Street between Park Lane and South Audley Street. 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. The nearest underground stations are Bond Street, Marble Arch and Green Park; all are just a short walk away.

Description

The entire building has been refurbished by the award winning architects HOK to provide bright open plan office space. The vacant 4th, 2nd and lower ground floors provide excellent open plan office space benefitting from shared use of two board rooms, a spacious manned reception, a large shared court yard on the ground floor and fibre connectivity into both floors.

Floor Areas

Floor	sq ft	sq m	
4th Floor	1,020	95	
2nd Floor	1,213	113	
Lower Ground Floor	2,432	226	
TOTAL (approx.)	4,665	434	

*Measurement in terms of *NIA

Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

Rhys Evans, Partner

020 7025 1393

Rebecca Saxon, Associate Partner

020 7025 1397

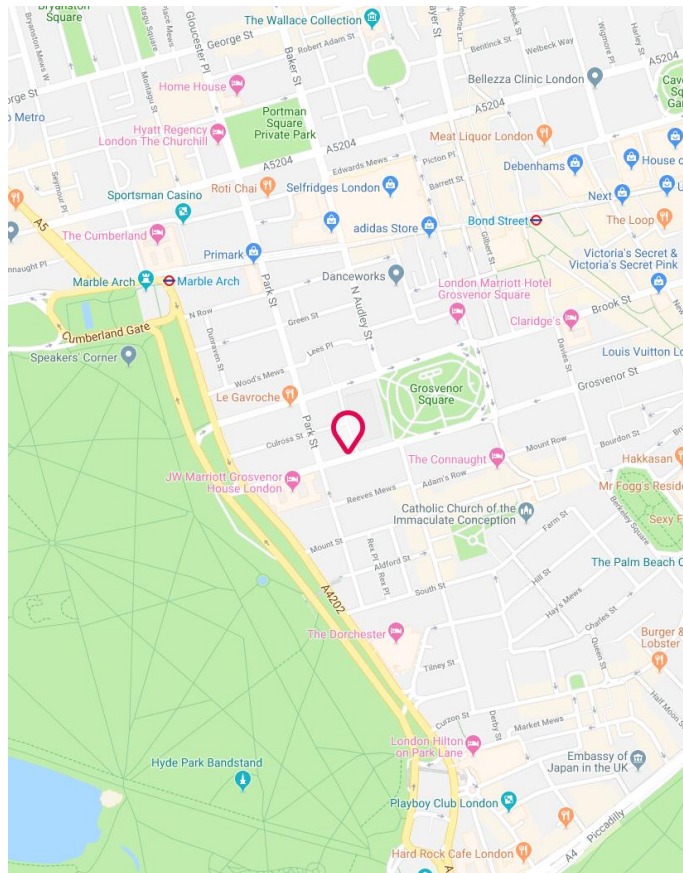
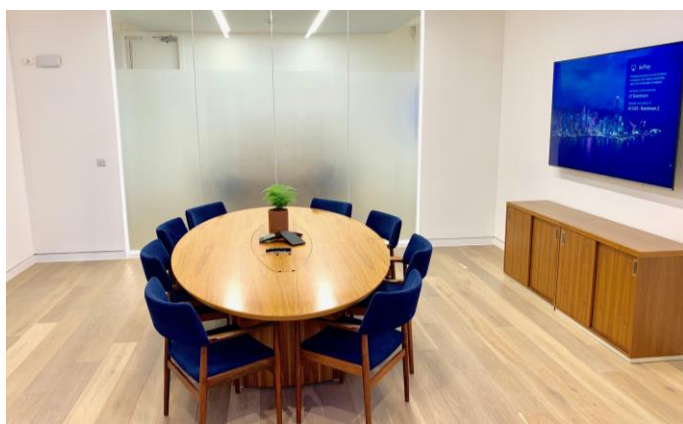
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract January 2019

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Terms

Tenure:	Leasehold
Lease:	A new flexible sublease from 12 months
Rent:	4th floor – £100.00 psf pax 2nd floor - £100.00 psf pax Lower Ground - £70.00 psf pax
Rates & Service Charge	£55.00 psf pax inclusive
EPC Rating:	D

Amenities

- Beautifully refurbished
- Manned reception
- Two shared boardrooms
- Large shared terrace on the ground floor and demised terrace on the lower ground floor
- VRV air conditioning
- Passenger lift
- 2 showers
- Bike spaces
- Fibre installed to each floor
- Excellent natural light

Rhys Evans, Partner

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Subject to Contract January 2019