# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR

# OFFICE FLOOR TO LET | 1,561 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**

The 2nd floor rear has been refurbished to provide bright open plan office space with raised floors and LED lighting.

# Floor Areas

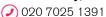
Floor	sq ft	sq m
2nd Floor North	1,561	154
Total	1.561	154

\*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.

## Jason Hanley, Partner



# Rebecca Saxon, Associate Partner

O20 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 March 2019







# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR



# OFFICE FLOOR TO LET | 1,561 sq ft







## **Terms**

Tenure: Leasehold

A new FRI lease(s) available direct from the Lease:

Landlord

Rent: £77.50 psf pax

Rates: Estimated at £30.00psf pa 2017/18

Approximately £11.38 psf pax Service Charge:

**EPC** Rating E rating (prior to refurb)

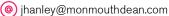
## **Amenities**

- Refurbished
- · Metal tile raised floor
- · Air conditioning
- 24-hour access
- · Excellent natural light and ceiling height
- Commissionaire
- Passenger lift
- LED lighting
- Suspended ceilings
- · Refurbished reception

#### Jason Hanley, Partner

020 7025 1391





#### Rebecca Saxon, Associate Partner

020 7025 1397

rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see <a href="https://www.voa.gov.uk">www.voa.gov.uk</a> 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract March 2019