

**THIRD FLOOR MODERN OFFICE TO LET | 2,155 sq ft**



**Location**

The property is situated in a prominent location on the southern corner of Sackville Street and 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 3rd floor is currently available fitted with the meeting room, kitchen and desking left in situ providing efficient work space for 20 desks. The floorplate is square and has excellent natural light from windows to 3 elevations.

The building features a very old branch of Lloyds on the ground floor and all the upper marts were extensively modernised behind the grand period façade several years ago. The building has a large passenger lift & commissionaire.

**Floor Areas**

Floor	sq ft	sq m
3rd Floor South (overlooking Piccadilly)	2,155	200
<b>Total</b>	<b>2,155</b>	<b>200</b>

\*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**

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**Rebecca Saxon, Associate Partner**

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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 September 2019**

# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR



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## Terms

Tenure:	Leasehold
Lease:	A new FRI lease available direct from the Landlord
Rent:	£77.50 psf pax
Rates:	Estimated at £29.42 psf pa 2019/20
Service Charge:	Approximately £11.38 psf pax
EPC Rating	E rating

## Amenities

- Fitted
- Raised floor
- Perimeter air conditioning
- 24-hour access
- Excellent natural light
- Commissionaire
- Large modern passenger lift
- LED lighting
- Suspended ceilings
- Kitchenette
- Boardroom
- Great views and location

## Jason Hanley, Partner

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