

REDECORATED FITTED MAYFAIR OFFICE FLOOR | 991 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 with all the amenities of this sought-after area within close proximity such as Jermyn Street and Old Bond Street. As are the famous landmarks of Piccadilly including the Royal Academy, Fortnum and Masons & the Ritz. Piccadilly Circus (Piccadilly and Bakerloo) and Green Park (Piccadilly, Victoria and Jubilee) tube stations are within a short walking distance.

Description

The fourth floor has recently been vacated and the tenant taken a larger space within the building. It is comprehensively fitted and will be redecorated with new LED lighting. There is excellent natural light from 2 elevations. It provides in its current configuration for a lobby/reception, 2 meeting rooms, a kitchen and an open plan office space with desks for 8, with a raised floor & modern I.T. installed. The 2nd floor is of similar size and is presently refurbished & also available. The building features the oldest Lloyds Bank on Piccadilly. The building has a modern lift & a brilliant, friendly commissionaire. Many famous Museums, Galleries, Clubs, restaurants and shops are within a moments stroll.


Floor Areas

Floor	sq ft	sq m
4 th Floor	991	92
TOTAL (approx.)	991	92
*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 & for good reasons. 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

 020 7025 1391 / 07904 630 154

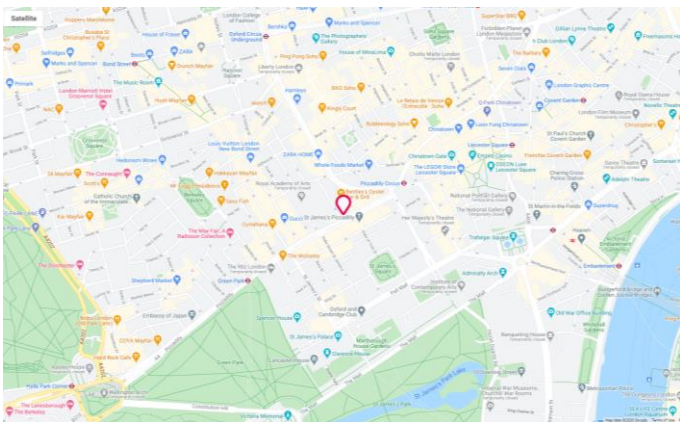
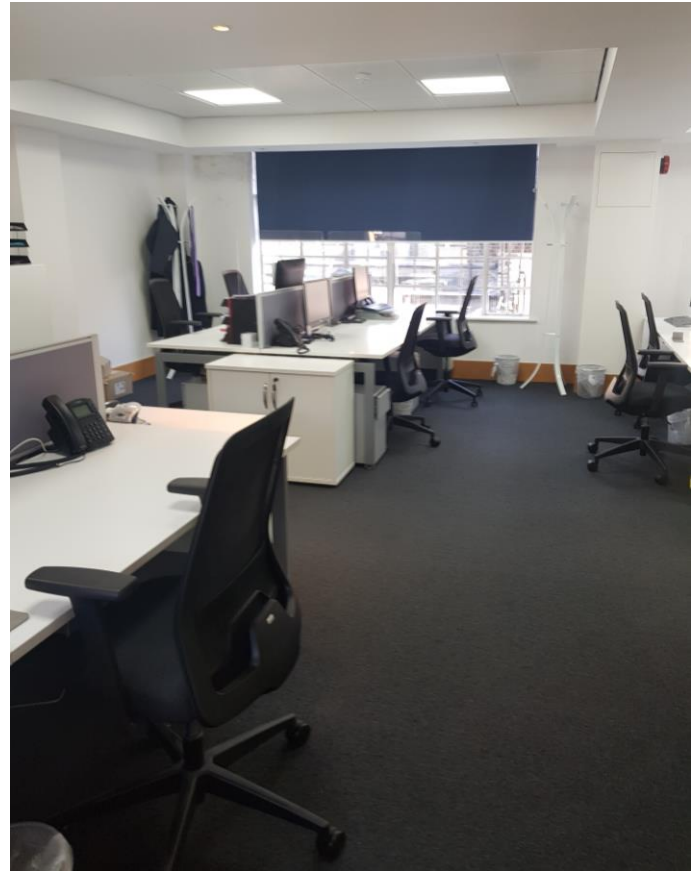
Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 December 2020

REDECORATED, LOW COST MAYFAIR OFFICE | 991 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FRI Lease is available direct from the Landlord, medium or long term at quoted rent. Short term may be considered at a premium rental.
Rent:	Quoted rent of £69.50 psf pax
Rates:	Estimated at £30.75 psf pa (2019/20)
Service Charge:	£12.13 per annum ex VAT
EPC Rating:	E rating (prior to refurb)

Amenities

- **VIRTUAL VIEW:** <https://my.matterport.com/show/?m=HJTaup634B3>
- Fitted, quiet, redecorated suite of offices/fitted kitchenette & comms
- Metal tiled raised floor/carpeted.
- Perimeter air conditioning
- 24-hour access
- Good natural light
- Friendly & professional Commissionaire
- Large modern passenger lift
- Plaster & suspended ceiling
- Great location near Piccadilly and Green Park Stations
- **NB Furniture will need to be provided by tenant**

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