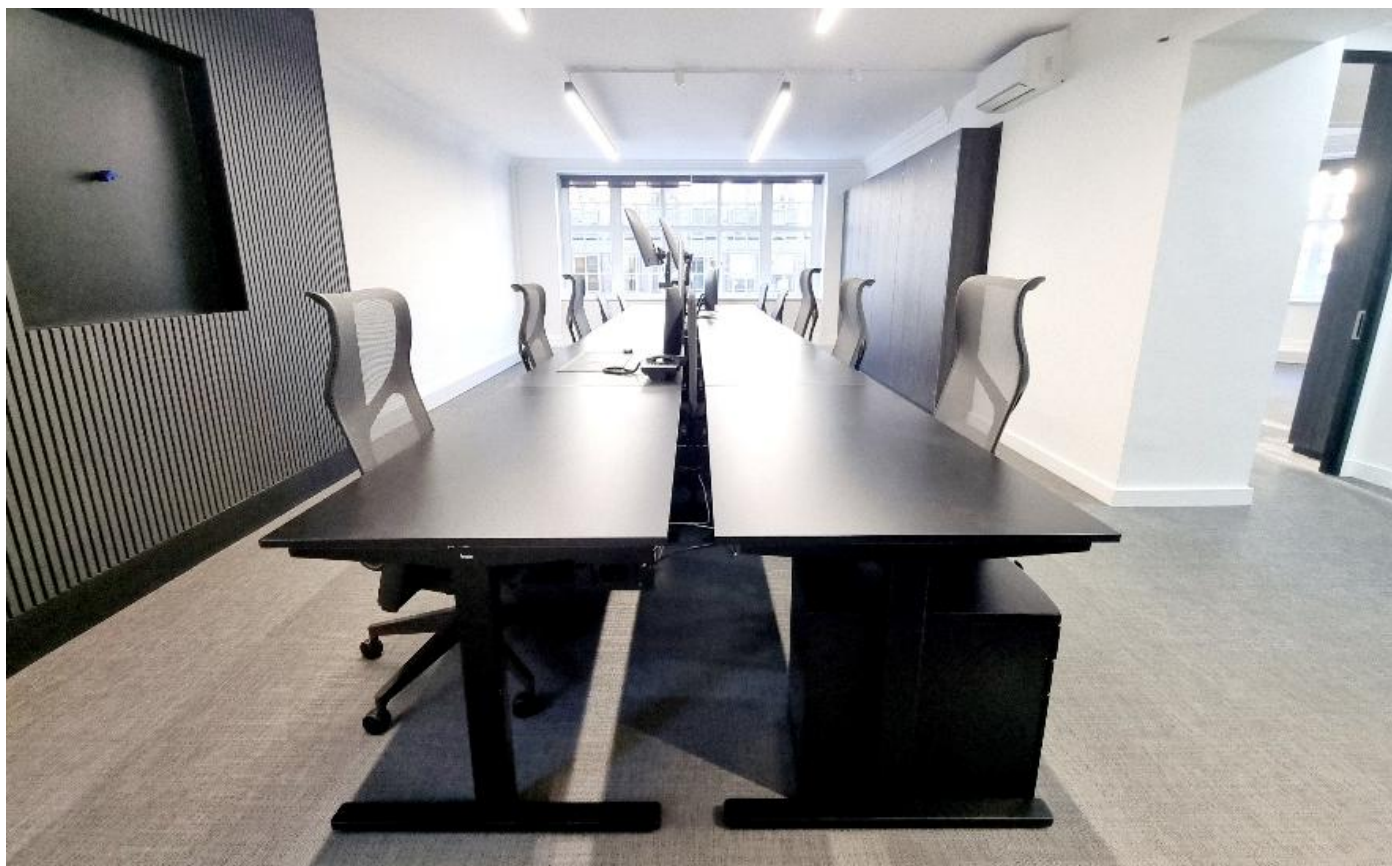


3<sup>rd</sup> FLOOR FITTED GRADE A+ OFFICE TO LET | 1,535 sq ft



### Location

This modernized, art deco, corner aspect building is situated on the west side of Albemarle Street, at its junction with Stafford Street. Green Park (Jubilee and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are a short walk away. Albemarle Street offers a vibrant street scene with a variety of retail, fashion and gallery occupiers at ground level and offices and residences on the upper floors. Being 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.

### Description

The available floor provides a mixture of glazed crittal meeting rooms (could be exec offices or meeting rooms and a very large corner aspect executive office or board room (or additional desking), as well as an open plan area desked for 10. Would suit a family office, hedge fund, property developer etc. The office also has a range of fitted filling cupboards and an attractive flooring. The floor has a delightful corner aspect and high ceilings. The common parts and , WC's and lift were recently refurbished and include a shower. The buildings entrance is inset on Stafford Street.

### Floor Areas


Floor	sq ft	sq m
Whole 3 <sup>rd</sup> Floor	1,535	143
TOTAL (approx.)	1,535	143

\*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 been 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 a Michelin star restaurant or working in an elegant coffice on Albemarle Street, one cannot deny the prestige and glamour Mayfair has to offer.

Jason Hanley, Partner

 020 7025 1391

Joint Agents: Colliers – Suzi Braithwaite 02073446993

Jack Barton, Agency Surveyor

 020 7025 1390 / 07974168544

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 March 2025

3<sup>rd</sup> FLOOR OFFICE TO LET | 1,535 sq ft



### Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder
Rent:	£95.00 psf per annum exclusive
Rates:	Approx. £35 psf – all parties must make independent enquiries to establish rates payable.
Service Charge:	Approx £12.50 psf (Subject to Checks)
EPC Rating:	D

### Amenities

- Refurbished common parts, lift + façade
- Fully fitted Grade A+ with several large screen inset TV's
- New flooring
- New Comfort cooling
- 3 glazed meeting rooms/offices
- Exposed period plaster ceiling
- Fitted Kitchen
- Corner aspect with excellent natural light
- Shower
- Comms room

Jason Hanley, Partner

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