

OFFICE TO LET | 2,600 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

This floor has an impressive ceiling height and excellent sash windows to four elevations. It has been comprehensively refurbished to include new LED lighting and new metal tile raised flooring with the ground floor reception also having been refurbished.

Floor Areas

Floor	sq ft	sq m
1st Floor Front	2,600	241
Optional Basement/Bicycle Storage	79	7
Total (exc. basement)	2,600	241

*Measurement in terms of NIA

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 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.

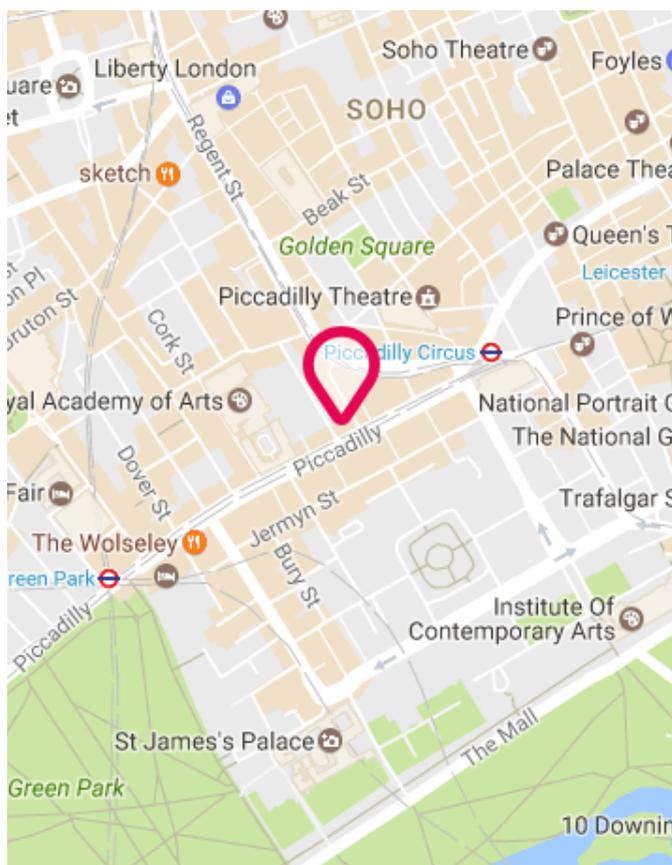
Subject to Contract January 2018

Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR



OFFICE TO LET | 2,600 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FRI lease(s) available direct from the Landlord
Rent:	£79.50 psf pax
Rates:	Estimated at £29.13 psf pa 2017/18
Service Charge:	Approximately £11.96 psf pax

Amenities

- New metal tile raised floor
- Air conditioning
- Demised WCs + shower
- 24-hour access
- Excellent natural light and ceiling height
- Newly refurbished office
- Commissionaire
- Passenger lift
- New LED lighting
- New suspended ceiling
- Refurbished reception

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Rebecca Saxon, Agency Surveyor

📞 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 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.



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 January 2018