

# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR – Grade A Office To Let



OFFICE FLOORS TO LET | 1,561 - 2,600 – 4,161 sq ft



\* Picture showing the 1st floor front refurbishment

## 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 grand 1st floor (front) office has an impressive ceiling height and excellent sash windows to four elevations. It has been comprehensively refurbished to include new LED lighting and a new metal tile raised flooring with the ground floor reception also having been refurbished in 2017.

The 2nd floor rear is currently occupied and will be available from June 2018. The floor is to be refurbished.

## Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor Front	2,600	241
2 <sup>nd</sup> Floor Rear	1,561	154
Optional Basement/Bicycle Storage	79	7
<b>Total (exc. basement)</b>	<b>4,161</b>	<b>386</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, Agency Surveyor

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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 March 2018**

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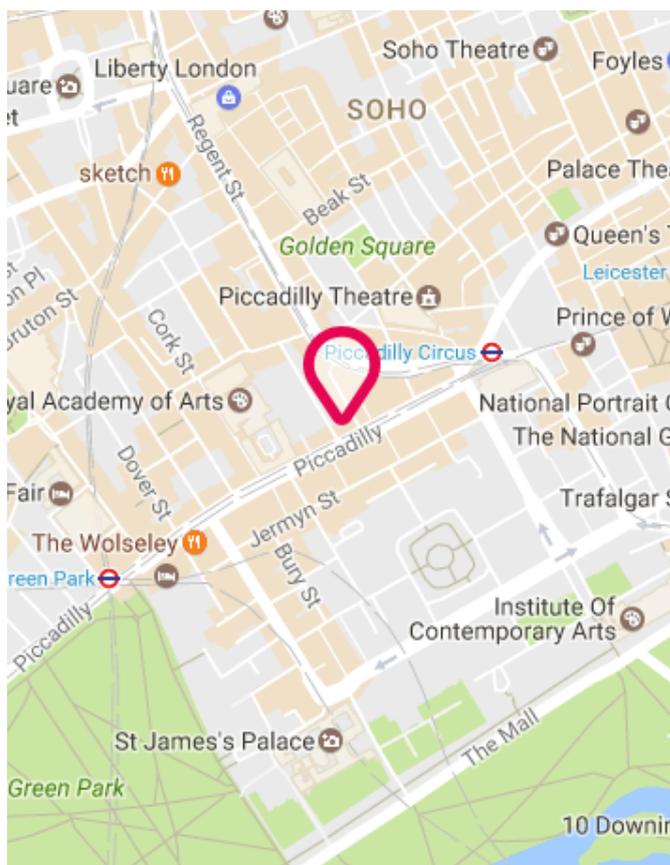
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## Terms

Tenure:	Leasehold
Lease:	A new FRI lease(s) available direct from the Landlord
Rent:	£79.50 psf pax (1st floor front) £77.50 psf pax (2nd floor rear)
Rates:	Estimated at £29.13 psf pa 2017/18 (1st)
Service Charge:	Approximately £11.96 psf pax
EPC	D rating – 1st floor front E rating – 2nd floor rear (prior to refurb)

## Amenities

- New metal tile raised floor
- Air conditioning
- Demised WCs + shower (1st floor front)
- 24-hour access
- Excellent natural light and ceiling height
- Newly refurbished offices (1st floor)
- 2nd floor to be refurbished
- Commissionaire
- Passenger lift
- New LED lighting
- New suspended ceilings
- Refurbished reception

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