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**EDWARD CHARLES
& PARTNERS** W1
CHARTERED SURVEYORS

Sackville House, 40 Piccadilly | Mayfair | W1J 0DR

Newly Refurbished Grade A Office Floor - To Let

1st Floor – 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. Piccadilly Circus (Piccadilly & Bakerloo lines) and Green Park (Piccadilly, Victoria and Jubilee lines) tube stations are within short walking distance.

Description

The floor has been newly refurbished and has a generous floor to ceiling height of over 3m with windows to four elevations. The refurbishment includes new LED lighting and new metal tile raised flooring. The ground floor reception has also been refurbished.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
Part 1 st	2,600 *	244	£79.50 psf	c.£29.00 psf	c.£12.22 psf	Available Immediately
Optional LG Storage	79	7				
Total	2,679	251				

* To be confirmed

Amenities/Specification

- * Air conditioning
- * New metal tile raised floor
- * Good natural light & ceiling height
- * New suspended ceiling
- * Refurbished reception
- * New LED lighting
- * Demised WCs + shower
- * 24 hour access
- * Commissionaire

Lease

A new FRI lease available direct from the Landlord for a term by arrangement.

EPC Rating

D

Internal Image & Floor Plan



FIRST FLOOR (40 PICCADILLY)

Viewings

Strictly by appointment through:
Edward Charles & Partners
020 7009 2300

Mark Phillips
mphillips@edwardcharles.co.uk

Ian Bradshaw
ibradshaw@edwardcharles.co.uk

Sean Cunningham
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