

MODERN REDECORATED OFFICE FLOOR TO LET | 1,561 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

The 2nd floor rear has been redecorated to provide bright open plan office space with raised floors and LED lighting. This prime, central, Bank and office building, has an impressive period façade. The entrance is located on Sackville Street. In the ground floor entrance there are entry phones leading to a refurbished reception area with a commissionaire and large lift. The office floor was recently refurbished and provides rectangular floor plate with raised floors, good ceiling height and natural light to the east and west elevations. The office is suitable for all modern businesses.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> Floor	1,561	154
TOTAL (approx.)	1,561	154

\*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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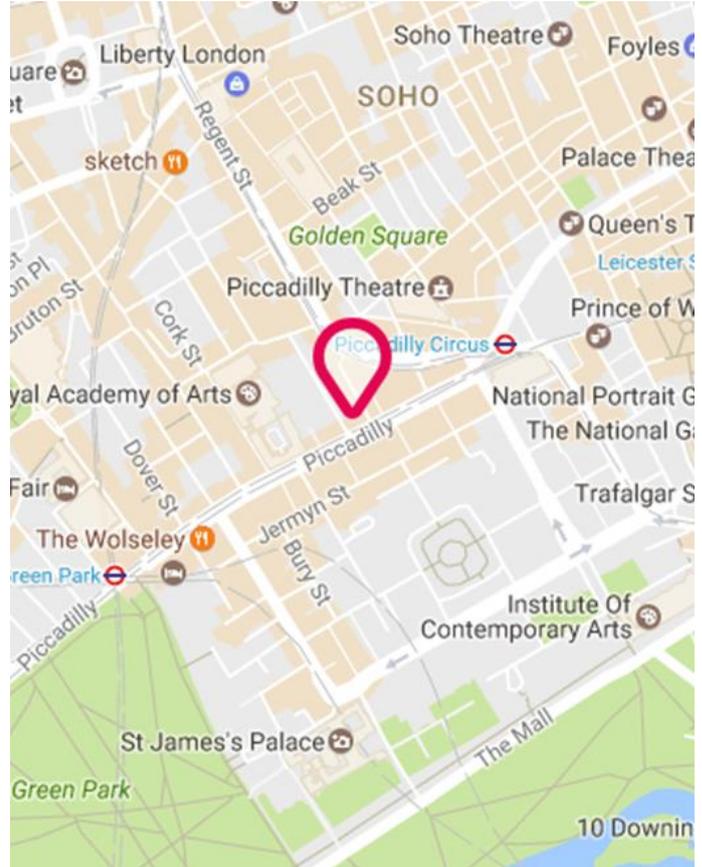
Rebecca Saxon, Associate Partner

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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 February 2020

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**Terms**

Tenure:	Leasehold
Lease:	A new FRI Lease is available direct from the Landlord
Rent:	£77.50 psf pax
Rates:	Estimated at £31.00 psf pa (2019/20)
Service Charge:	Approximately £11.38 psf pax
EPC Rating:	E rating (prior to refurb)

**Amenities**

- Comprehensively redecorated
- Metal tile raised floor
- Air conditioning
- 24-hour access
- Excellent natural light and ceiling height
- Commissionaire
- Passenger lift
- LED lighting
- Suspended ceilings
- Refurbished reception

Jason Hanley, Partner

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