

REDECORATED, VERY LOW COST MAYFAIR OFFICE | 1,525 sq ft



*\*CGI for indicative purposes only*

### Location

The property is situated in a prominent location on the southern corner of Sackville Street and Piccadilly. Located in the heart of the West End in Mayfair with all the amenities of this sought after area within close proximity such as Jermyn Street and Old Bond Street. As are the famous landmarks of Piccadilly including the Royal Academy, Fortnum and Masons & the Ritz. Piccadilly Circus (Piccadilly and Bakerloo) and Green Park (Piccadilly, Victoria and Jubilee) tube stations are within a short walking distance.

### Description

The Mezzanine floor has just been comprehensively redecorated with new LED lighting and has interesting windows with good natural light from 2 elevations. It will be carpeted shortly. It provides open plan office space with a raised floor & modern LED lighting. The 2<sup>nd</sup> floor is of similar size and is presently refurbished & also available. The building has fibre.

The building features the oldest Lloyds Bank on Piccadilly. The building has a modern lift & a brilliant, friendly commissionaire.

Many famous Museums, Galleries, Clubs, restaurants and shops are within a moments stroll.

Jason Hanley, Partner

 020 7025 1391

### Floor Areas

Floor	sq ft	sq m
Mezzanine Floor (overlooking Sackville Street)	1,525	142
TOTAL (approx.)	1,525	142
*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.

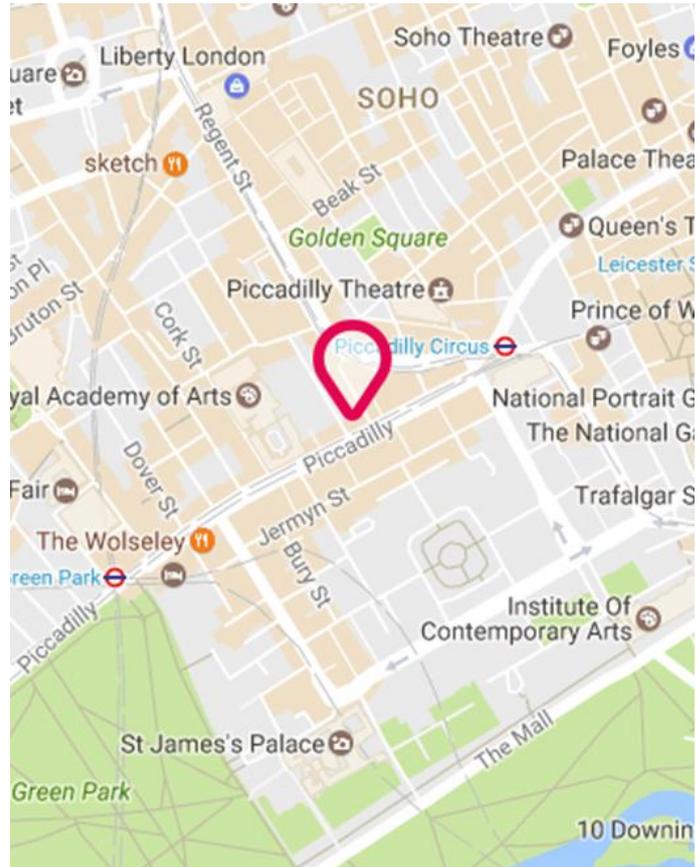
Rebecca Saxon, Associate Partner

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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 April 2020

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## Terms

Tenure:	Leasehold
Lease:	A new FRI Lease is available direct from the Landlord
Rent:	£59.50 psf pax
Rates:	Estimated at £30.75 psf pa (2019/20)
Service Charge:	Approximately £11.38 psf pax
EPC Rating:	E rating (prior to refurb)

## Amenities

- Comprehensively redecorated with new LED lighting
- Metal tiled raised floor
- Perimeter air conditioning
- 24-hour access
- Good natural light
- Friendly & professional Commissionaire
- Large modern passenger lift
- New LED lighting
- Plaster ceiling
- Great location near Piccadilly and Green Park Stations

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