

**THE MEZZANINE FLOOR - TO LET | 1,525 sq ft**



**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 is currently occupied and will be available from July 2019. The floorplate is square and has interesting window details to 2 elevations. It is scheduled to be redecorated and carpeted in July 2019. It will provide open plan office space, a raised flr & modern lighting. The office has a glass partitioned boardroom & executive office. A comms room & kitchen are fitted. If the fit is not of interest we may be able to discuss a full refurbishment. The 2<sup>nd</sup> floor is of similar size and is presently refurbished & available. The building features the oldest Lloyds Bank on Piccadilly. The upper parts were modernised behind a listed period façade. The building has a lift & commissionaire.

**Floor Areas**

Floor	sq ft	sq m
Mezzanine Floor (overlooking Sackville Street)	1,525	142
<b>Total</b>	<b>1,525</b>	<b>142</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, 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 March 2019**

# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR



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## Terms

Tenure:	Leasehold
Lease:	A new FRI lease available direct from the Landlord
Rent:	£59.50 psf pax
Rates:	Estimated at £21.80 psf pa 2018/19
Service Charge:	Approximately £11.38 psf pax
EPC Rating	E rating (prior to refurb)

## Amenities

- To be redecorated
- Raised floor
- Perimeter air conditioning
- 24-hour access
- Excellent natural light
- Commissionaire
- Large modern passenger lift
- LED lighting
- Suspended ceiling
- Fitted Kitchen
- Great location nr Piccadilly and Green Park Stations

## Jason Hanley, Partner

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Subject to Contract May 2019