

## 105 PICCADILLY, W1J

Office To Let – 1,203 to 4,555 sq. ft.

**Fully fitted & furnished as well as refurbished space available.**



### LOCATION

The building sits on the south-west side of Mayfair, in between Green Park Station and Hyde Park Corner Station. Located directly opposite Green Park, 105 Piccadilly offers a prime location with excellent views and close proximity to the nearest underground stations.

### DESCRIPTION

The Ground floor offers contemporary office accommodation set within a charming period building with striking internal and external features. The unit is to be refurbished imminently and boasts excellent natural light, fantastic floor-to-ceiling heights and unique traditional features. The unit can incorporate a number of private offices/meeting rooms, open plan area, comms room and a large board room overlooking Green Park.

### VIRTUAL TOUR

Ground Floor -

<https://my.matterport.com/show/?m=qbH2pCvqbTc>

Reception -

<https://my.matterport.com/show/?m=oKWQGmbqpod>

### TRANSPORT LINKS

Green Park  3 minutes

Hyde Park Corner  7 minutes

### AMENITIES

The accommodation benefits from the following amenities:

- Manned reception
- Demised WC's
- Air Conditioning
- Metal raised floor
- 2 automatic passenger lifts
- Cycle storage
- DDA access

### AVAILABILITY

Ground floor – 1,203 sq. ft. (Fully fitted)

### TERMS

New lease directly from the landlord up until June 2023.

**Rent:** £75.00 per sq. ft.

**Rates:** £29.07 per sq. ft.

**Service charge:** £15.50 per sq. ft.

### CONTACT

For further information or to arrange a viewing please contact:

**Angus Marlow-Thomas: 020 7866 8612**

[angus.marlow-thomas@montagu-evans.co.uk](mailto:angus.marlow-thomas@montagu-evans.co.uk)

**Katie Stewart: 020 7866 8692**

[katie.stewart@montagu-evans.co.uk](mailto:katie.stewart@montagu-evans.co.uk)

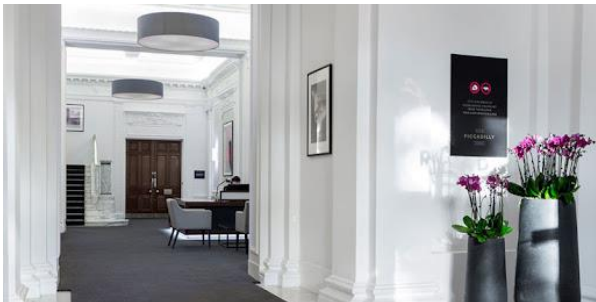
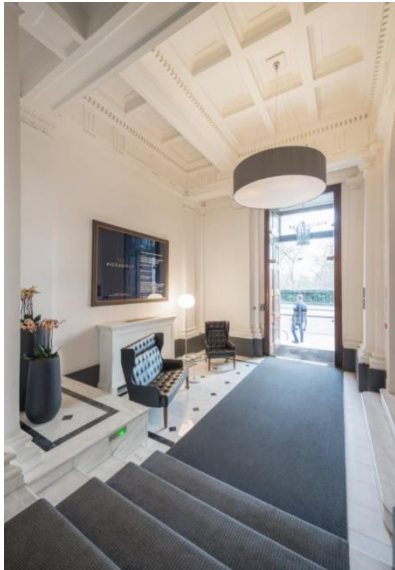
**Matthew King: 07776 587 767**

[matthew.king@montagu-evans.co.uk](mailto:matthew.king@montagu-evans.co.uk)

**Or contact joint agents at Gerald Eve:**

**0207 493 33**

## PHOTOS





## FLOOR PLANS

### GROUND FLOOR

