

**46 CURZON STREET
LONDON W1**

A SELECTION OF QUALITY OFFICE SUITES REFURBISHED THROUGHOUT

550 SQ FT – 1,915 SQ FT (51 SQ M – 178 SQ M) APPROX



LOCATION: This prominent building is situated on the south side of Curzon Street, midway between Clarges Street and Half Moon Street. The area is very well served by restaurants, shopping and transport facilities with Green Park (Piccadilly, Jubilee and Victoria line being within close proximity).

ACCOMMODATION: The available office floors are available together or separately as below and can provide both private and cellular offices, having the following approximate floor areas:

Third Floor	600 sq ft	(56 sq m)
Second Floor	550 sq ft	(51 sq m)
First Floor	550 sq ft	(51 sq m)
Lower Ground Floor	215 sq ft	(20 sq m)
Total	1,915 sq ft	(178 sq m)

FEATURES:

- Comfort cooling
- Lift
- Refurbished throughout
- Video entry phone
- Part carpeted
- Part hardwood flooring
- Shower facilities
- Bike storage
- Plastered ceilings

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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RENT: £72.50 per square foot per annum exclusive plus VAT

LEASE: New lease(s) by arrangement.

VIEWING By appointment through the landlord's sole agents:

Richard Spencer / Will Gyngell
HNG
020 3205 0200