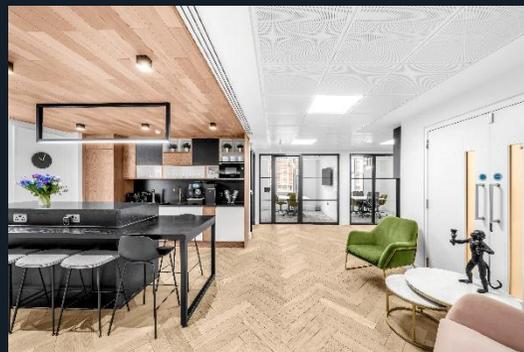


2nd Floor
53/54 Grosvenor Street
Mayfair
W1K 3HU

High Quality – Fully Fitted
Office Suite

3,018 Sq. Ft

 **JLL** SEE A BRIGHTER WAY



53/54 Grosvenor Street / London

53/54 Grosvenor Street

Occupying a prominent corner position on Grosvenor Street, Mayfair's premier business address, 53/54 Grosvenor Street offers a superb full floor, fully fitted office suite.

Situated on the corner of Davies Street and Grosvenor Street, the second floor offers a smart Mayfair office ready to move into with a fantastic fit out; fully equipped with high end furniture and fittings this stunning office is ready to go.

Summary

- Full second floor: 3,018 Sq. Ft
- High quality fit out: ready to go
- 2 private offices, including large private "CEO" style office
- 5 meeting rooms
- 18 desks
- Well appointed reception and kitchen
- Available by way of a new lease



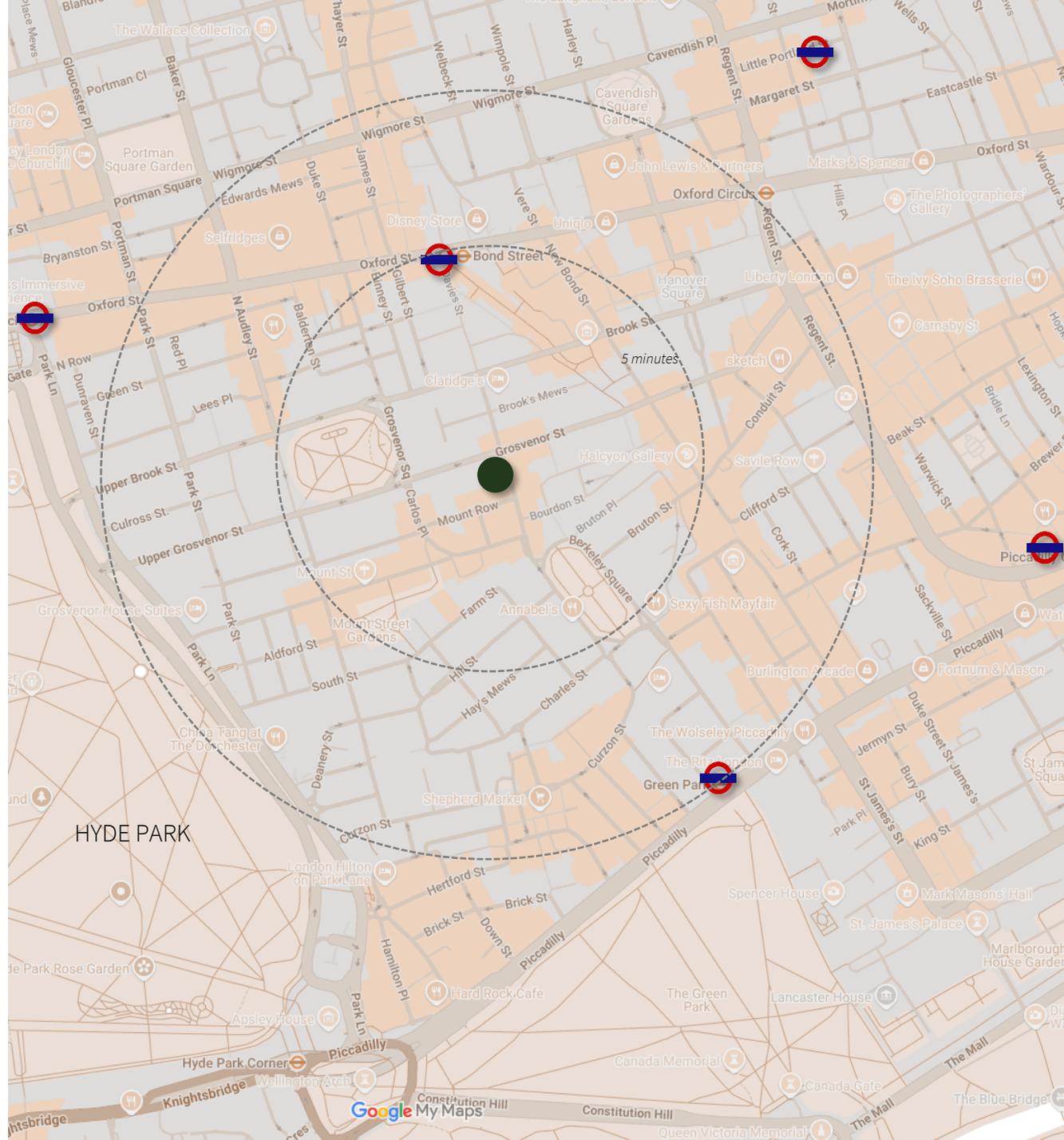
Location

Perfectly located on the corner of Davies Street and Grosvenor Street, the building has a perfect location yards away from the delightful Berkely Square.

Bond Street (Elizabeth, Jubilee and Central lines) and Marble Arch (Central Line) Underground Stations are nearby, along with Green Park (Picadilly and Victoria Lines); the area offers a wealth of restaurants and shops, with Bond Street and the charming Mount Street both a few minutes walk away.

Key Connections

Tube Station	Walking	Lines
Bond Street	5 minutes	
Marble Arch	5 minutes	
Green Park	10 minutes	



Specification

High Quality Fit Out

- Fully fitted with desks and meeting rooms
- 5 meeting rooms including large board room
- 2 large private offices
- 18 desks
- High quality fitted kitchen
- Dedicated reception and WCs



Lease Details

A new (effective) FRI lease direct from the landlord for the second floor.

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs for the 2nd floor
- 1 passenger lift
- Secondary glazing
- Building shower/changing room
- Day time manned building reception
- Raised access floor

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
2nd	3,018	£135.00	£17.25	£47.50
Total	3,018	£407,430 PA	£52,060.50 PA	£143,355 PA



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Alex Mackay

Associate

Alex.Mackay@jll.com

+44 7756222669

Tom Cairns

Graduate Surveyor

Thomas.Cairns@jll.co

☎ +44 7254811172