

2 Savile Row

London, W1S 3PA

mellersh
& harding

a Paragon business



TO LET

1,200 SQ FT
(111.48 SQ M)

£85 PER SQ FT

EXCLUSIVE OFFICE/
GALLERY PREMISES TO
LET IN SAVILE ROW,
LONDON W1

- Impressive Reception Area
- Fitted out for Private Gallery Purposes
- Excellent Natural Light
- Lift
- A/C
- Fully Fitted Kitchen
- New key point...

Summary

Available Size	1,200 sq ft
Passing Rent	£85 per sq ft
Rates Payable	£31.45 per sq ft
Service Charge	£15.58 per sq ft
EPC Rating	Upon enquiry

Description

A self-contained suite of offices specifically fitted out for gallery purposes benefitting from views of the Royal Academy. The premises have been fully fitted and provide an office area with a private viewing gallery together with an attractive meeting/ dining room and adjacent kitchen.

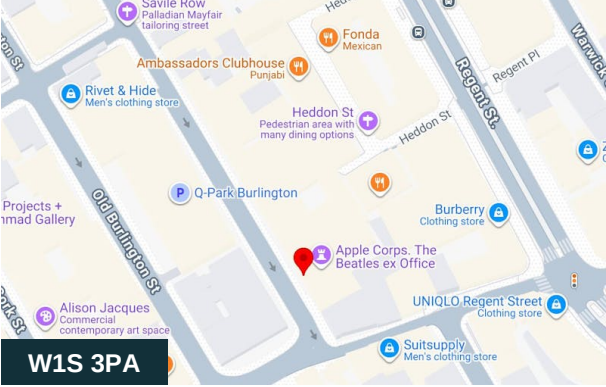
Location

The property is situated in a prominent position on Savile Row, which is famous for its bespoke tailors. A large number of well known financial and corporate occupiers have been attracted to the street due to the introduction of grade a quality offices to the street. Some of London’s best restaurants, art dealers and luxury designers are on your doorstep whilst being particularly well connected with access to Bond Street (Central, Jubilee, and Elizabeth Lines), Oxford Circus (Central, Victoria and Bakerloo Lines), Piccadilly Circus (Bakerloo and Piccadilly lines) and Green Park (Jubilee, Piccadilly, and Victoria lines) underground stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,200	111.48	Available
Total	1,200	111.48	



Viewing & Further Information

 **Henry Frisby**
07769 297333
HFrisky@mellersh.co.uk

 **Jonathan Stern**
07880 740511
jstern@mellersh.co.uk