

# To Let

Office

5<sup>th</sup> Floor, 17c Curzon Street  
London, W1J 5HR

1,419 sq ft  
(131.8 sq m)



#### RENT

£62.50  
per sq ft



#### RATES PAYABLE

£42.00  
per sq ft



#### SERVICE CHARGE

£13.78  
per sq ft



#### EPC

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London, W1J 8HR

### Location

Located on the north side of Curzon Street in east Mayfair. The property is within close proximity to both Berkeley Square and Park Lane and is situated north of Shepherd Market. The area is internationally renowned, and its world-famous retailers include bespoke tailors and designer fashions from Savile Rowe to Bond Street. The area is well connected, with Green Park (Piccadilly, Victoria and Jubilee Line), Hyde Park Corner (Piccadilly Line) and Piccadilly Circus (Piccadilly and Bakerloo Line) all within a short distance.

### Accommodation

Property	Sq Ft (NIA)	Sq M
5th Floor	1,419	131.8
<b>Total</b>	<b>1,419</b>	<b>131.8</b>

### Description

The fifth floor has been recently fitted and furnished to provide a total of 12 desks, a boardroom and kitchenette. There is also space to add further desks and to build in another meeting room. The property is a multi-tenanted building arranged over lower ground to 7th floors and benefits from a manned reception at the ground floor entrance.

### Rent

A passing rent of approx. £62.50 per sq ft (£88,687 pa)

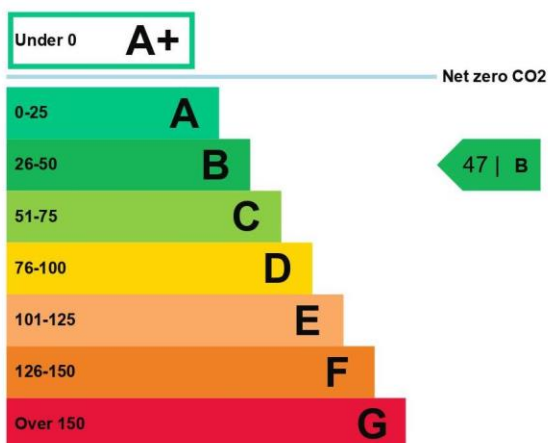
### Service Charge

Est. £13.78 per sq ft per annum

### Terms

Available via an assignment or sublease until February 2027 with a tenant only break option in February 2025.

### EPC



Manned Reception



Passenger Lift



Air Conditioning



Kitchen



Meeting Room

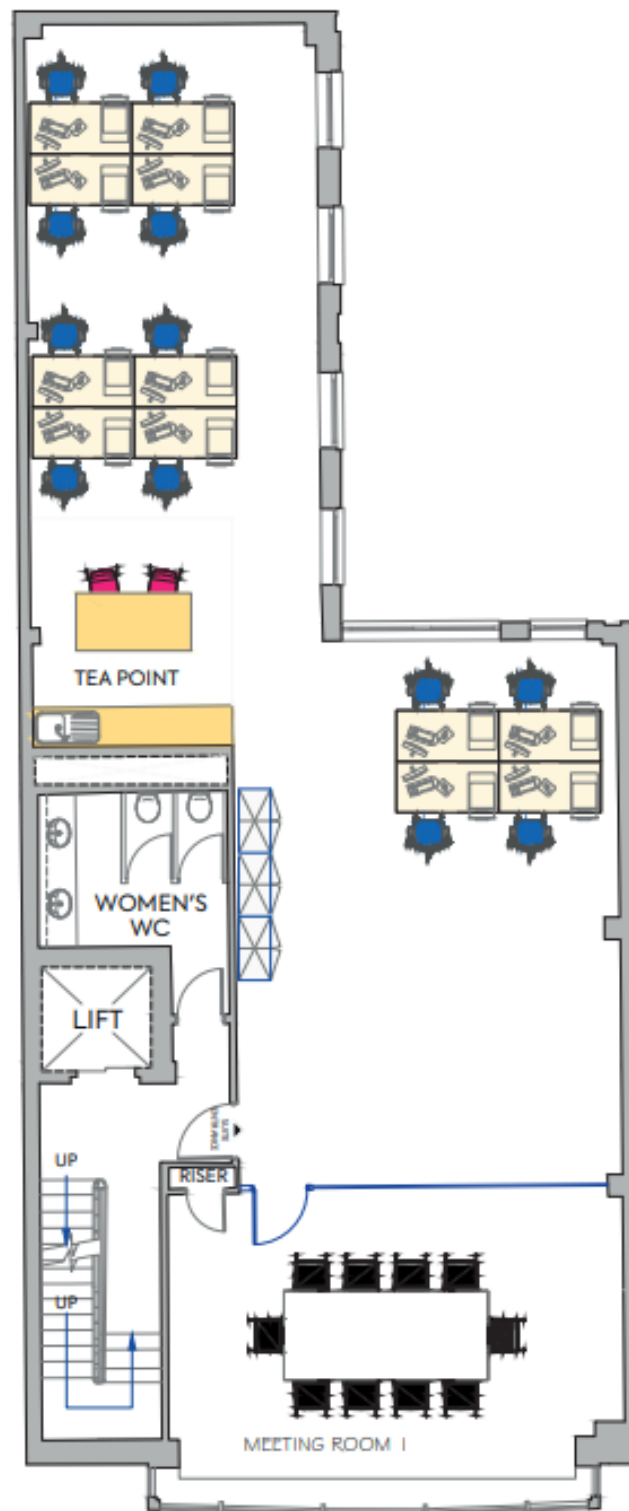


LED Lighting



Raised Floors

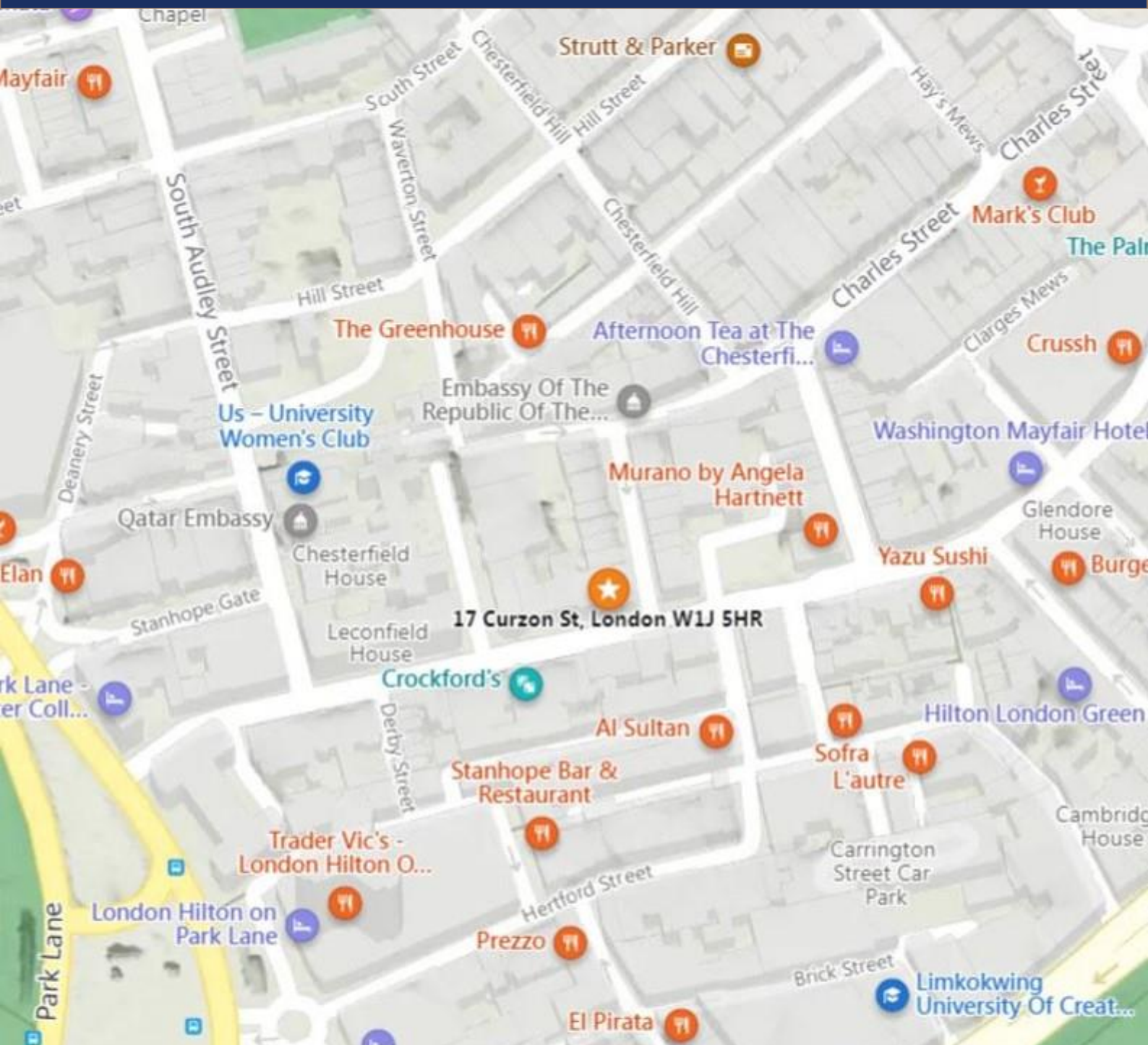
## 3rd & 5th floor space plan





# 5<sup>th</sup> Floor, 17c Curzon Street

London, W1J 5HR



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