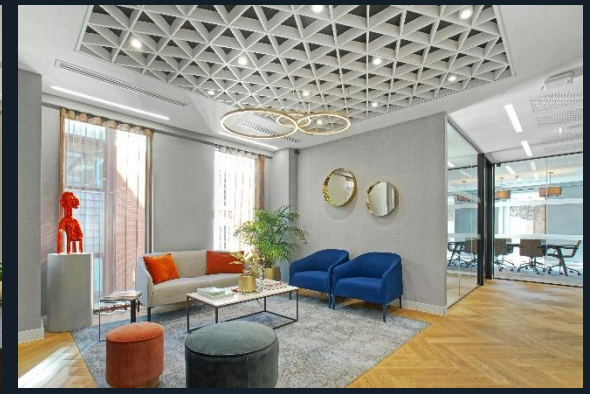


2nd Floor
Nash House
Mayfair
W1S 1FE



High Quality – Fully Fitted
Office Space

1,524 Sq. Ft



2nd Floor, Nash House / London

2nd Floor, Nash House

We are delighted to present this fully fitted, 2nd floor suite at Nash House, boasting an exquisite fit out. A blend of refined elegance but offering a boutique feel, Nash House offers workspace synonymous with this wonderful location.

Being located on the corner of Maddox Street and St George Street, the corner profile suite floods the space with natural light through floor to ceiling glazing.

The reception is entered through an elegant frameless glazed door, with tri - tone marble flooring welcoming visitors to the building.

Summary

- Full second floor: 1,524 Sq. Ft
- High quality fit out
- Large private “CEO” style office & 2 meeting rooms
- Well appointed kitchen
- Manned reception
- 12 desks
- Available by way of a sublease until July 2030

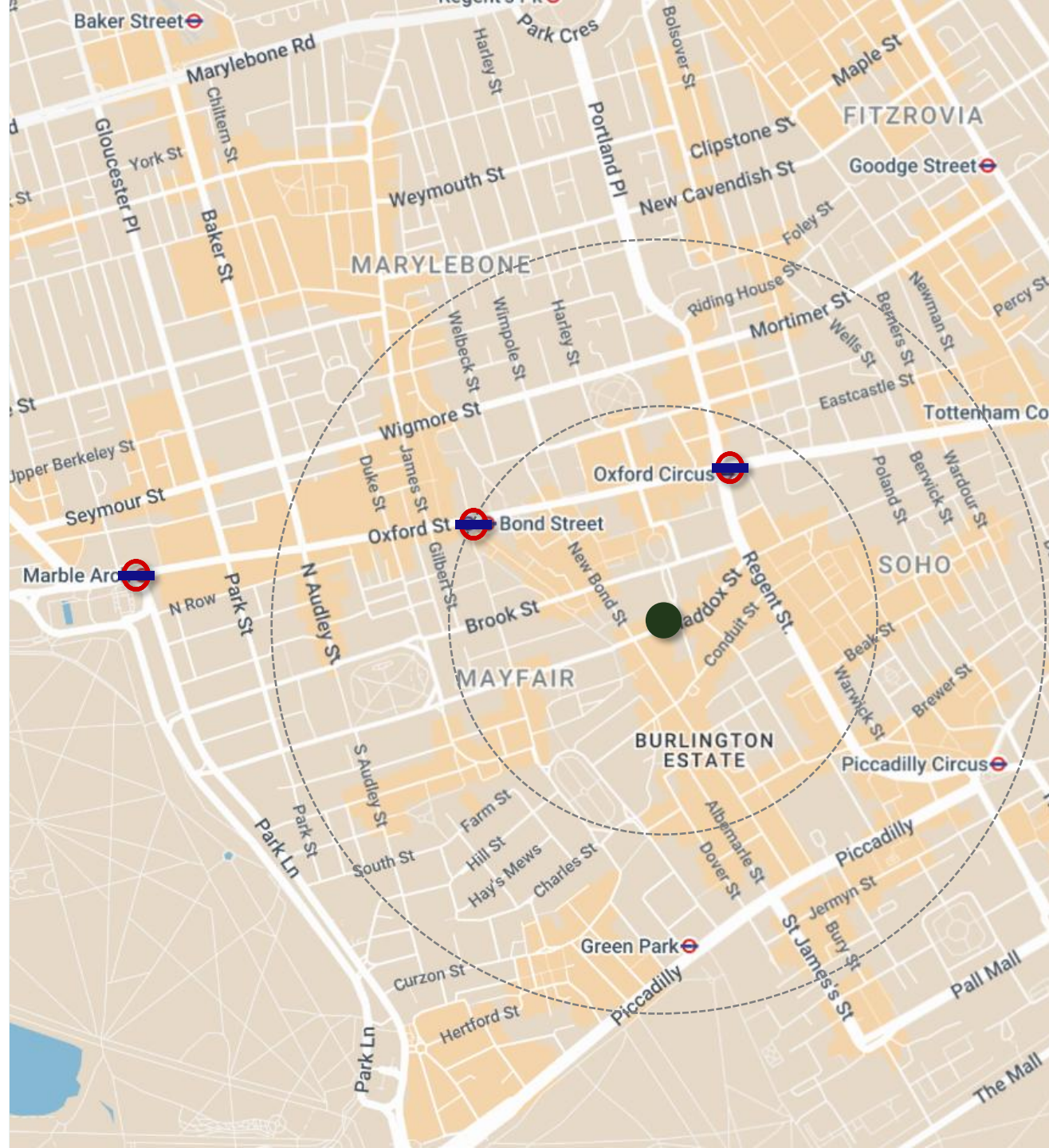


Location

Nash House is located on the corner of Maddox Street and St George Street, a prime Mayfair location. This part of the West End has excellent transport connectivity, enhanced by the opening of the Elizabeth Line with a nearby entrance at Hannover Square. Hannover Square is a matter of meters away to the north, with the elegant Medici Courtyard offering first class coffee and restaurant options, as well as the entrance to the Elizabeth Line and Bond Street underground station.

Key Connections

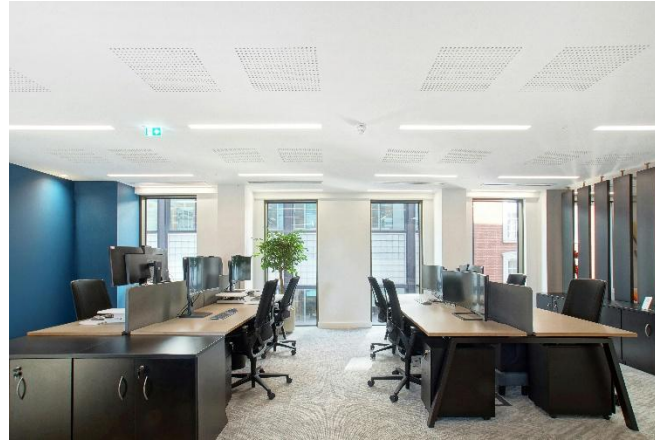
Tube Station	Walking	Lines
Bond Street	1 minute	
Marble Arch	7 minutes	
Oxford Circus	5 minutes	



Specification

High Quality Fit Out

- Fully fitted with desks and meeting rooms
- 2 x Meeting rooms including large board room
- 1 large private office
- Fitted kitchen
- Dedicated reception and WCs



Lease Details

The first floor is available by way of sublease from our client until July 2030.

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs for the 2nd floor
- 1 passenger lift
- Building shower
- Day time manned building reception
- Raised access floor
- 2.7 m floor/ceiling height
- Full height glazing with corner profile

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)	Total Costs (per sq. ft)
2nd	1,524	£140.00	£26.51	£58.41	£224.92
Total	2,781	£213,360 PA	£40,401.24 PA	£89,016.84 PA	£342,778.08 PA

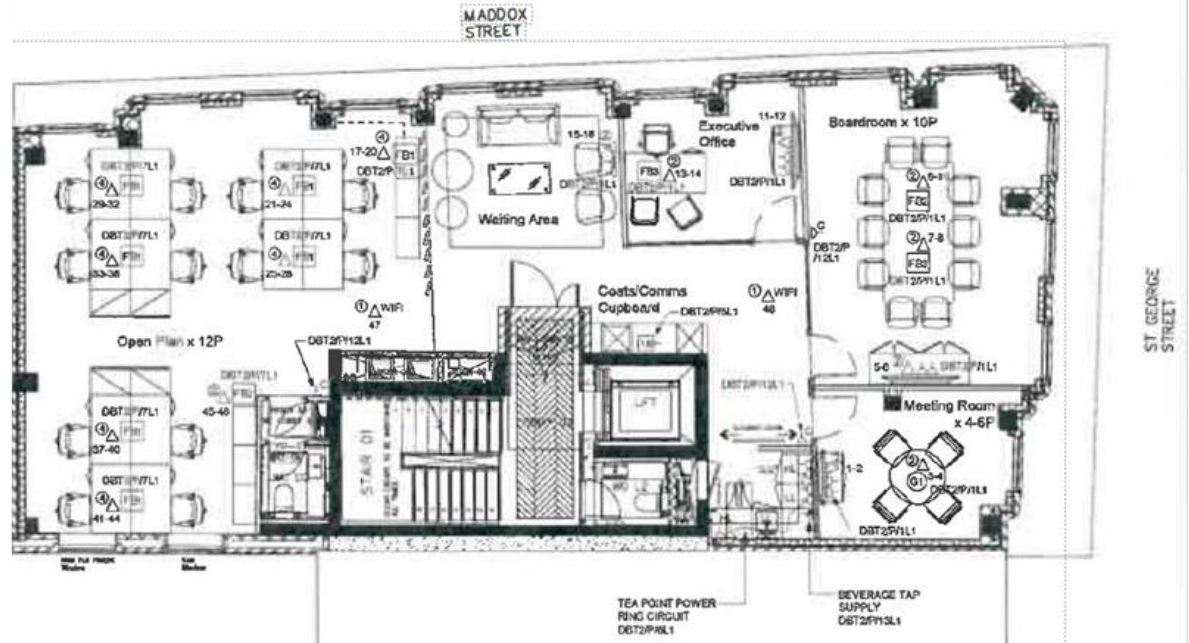
2nd Floor, Nash House / London



Floorplans

2nd Floor

- 12 desks
- 1 x 10 Person board room
- 1 x 4 Person meeting rooms
- 1 x private office
- 1x soft seating areas
- Kitchen/Breakout
- Dedicated WCs



Disclaimer

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