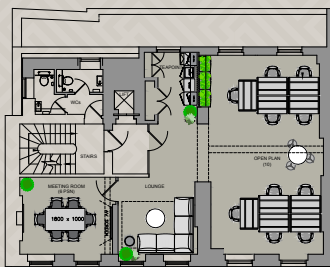
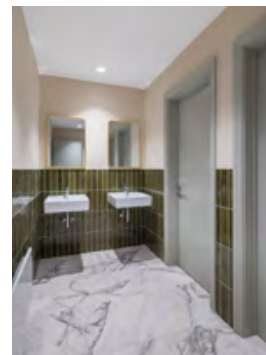




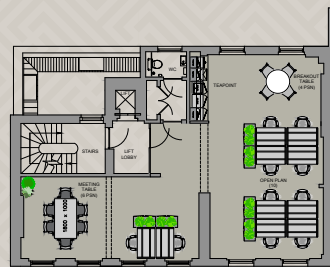
# — OLD — BURLINGTON STREET

LONDON W1

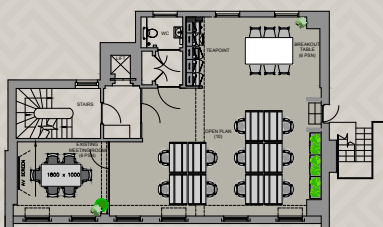
Fully refurbished CAT A + suites in Mayfair  
591 - 3,365 sq ft available



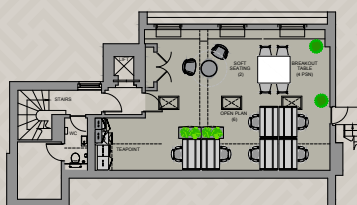
Second floor - 948 sq ft



Third floor - 936 sq ft



Fourth floor - 890 sq ft



Fifth floor - 591 sq ft

## DESCRIPTION

22-23 Old Burlington Street is an attractive Grade II listed Georgian office building that has recently undergone a comprehensive refurbishment. The four available suites are over second to fifth floors and benefit from:

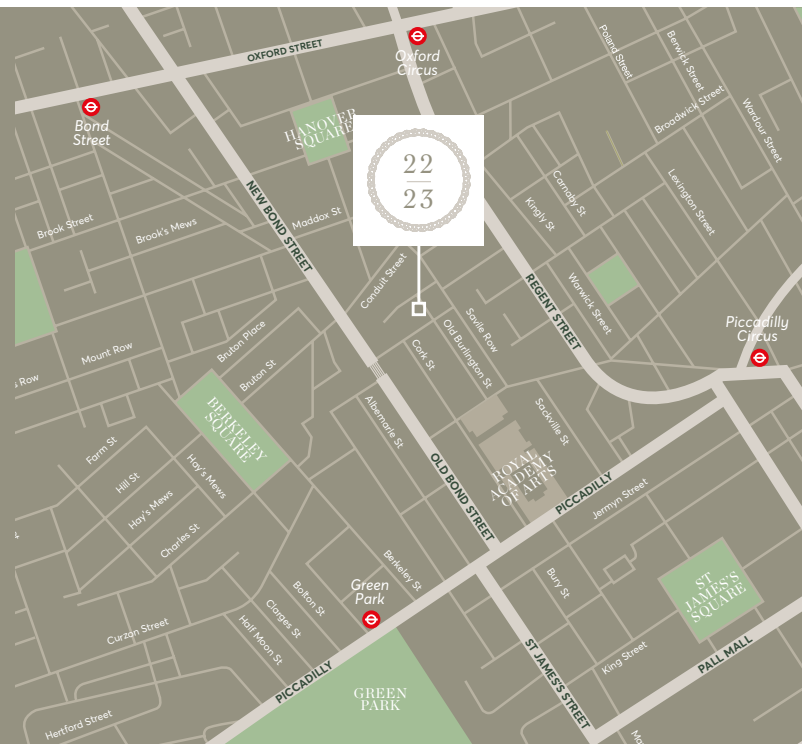
- » Fully Refurbished Building
- » CAT A + Suites
- » Air Conditioning
- » LED Lighting
- » Showers
- » Passenger Lift
- » Light from both front & rear elevation



## LOCATION

The property is situated in the heart of Mayfair, on Old Burlington Street. Mayfair is regarded as one of the world's most prestigious and exclusive addresses. It attracts major international financial and professional occupiers as well as some of London's finest shopping on Bond Street, Savile Row and Piccadilly.

Green Park (Jubilee, Piccadilly and Victoria lines), Piccadilly Circus (Bakerloo and Piccadilly Lines), Oxford Circus (Bakerloo, Central and Victoria Lines) and Bond Street (Central, Jubilee and Elizabeth Lines) stations are all within short walking distance of the property.



## VIEWINGS

Strictly by appointment with sole agents.

## CONTACTS

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hfrisby@mellersh.co.uk

## TERMS

Upon application.

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& harding**  
a Rapleys business

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