

CONNAUGHT HOUSE

1-3 Mount Street, London **W1K 3NB**

TO LET



3,370 SQ FT
(313 SQ M)

Fully Fitted Office to Let Close to Berkeley Square

**Lambert
Smith
Hampton**

Description

Connaught House built in the early 1970's and is arranged over basement, ground and five upper floors. The third floor offers fully fitted and cabled office accommodation. The space currently provides 20 open plan workstations, 1 x 10 person boardroom, 1 x 6 person meeting room, 5 x executive offices, 1 x 3 person office, 2 x call booths, reception and kitchen.

Specification

- Fully fitted and cabled
- Excellent views of Berkeley Square
- Air conditioning
- Perimeter trunking and suspended ceilings
- Shower and kitchen facilities
- 2x passenger lifts
- Manned reception
- Furniture by separate arrangement



Connaught House, W1K 3NB

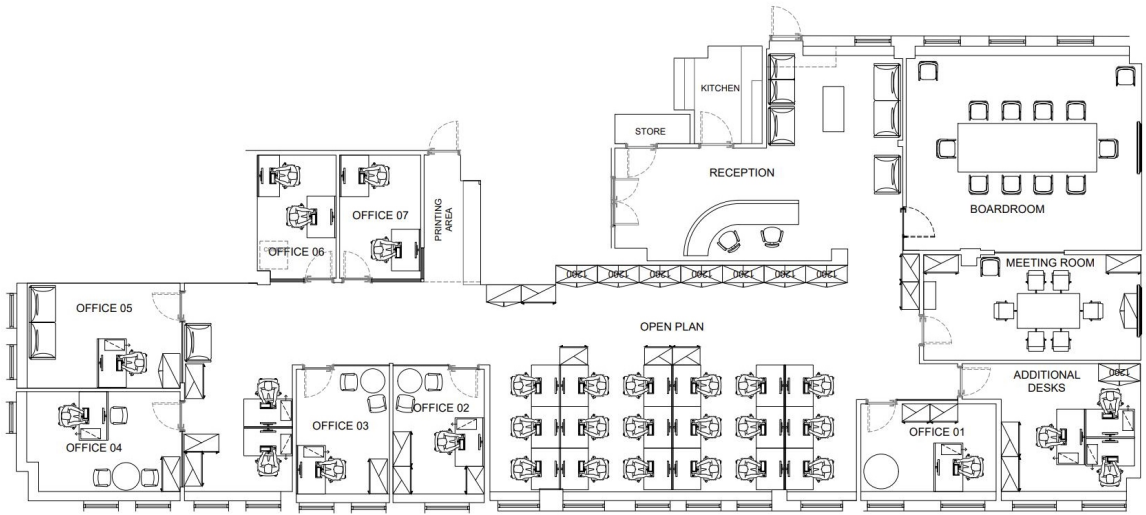
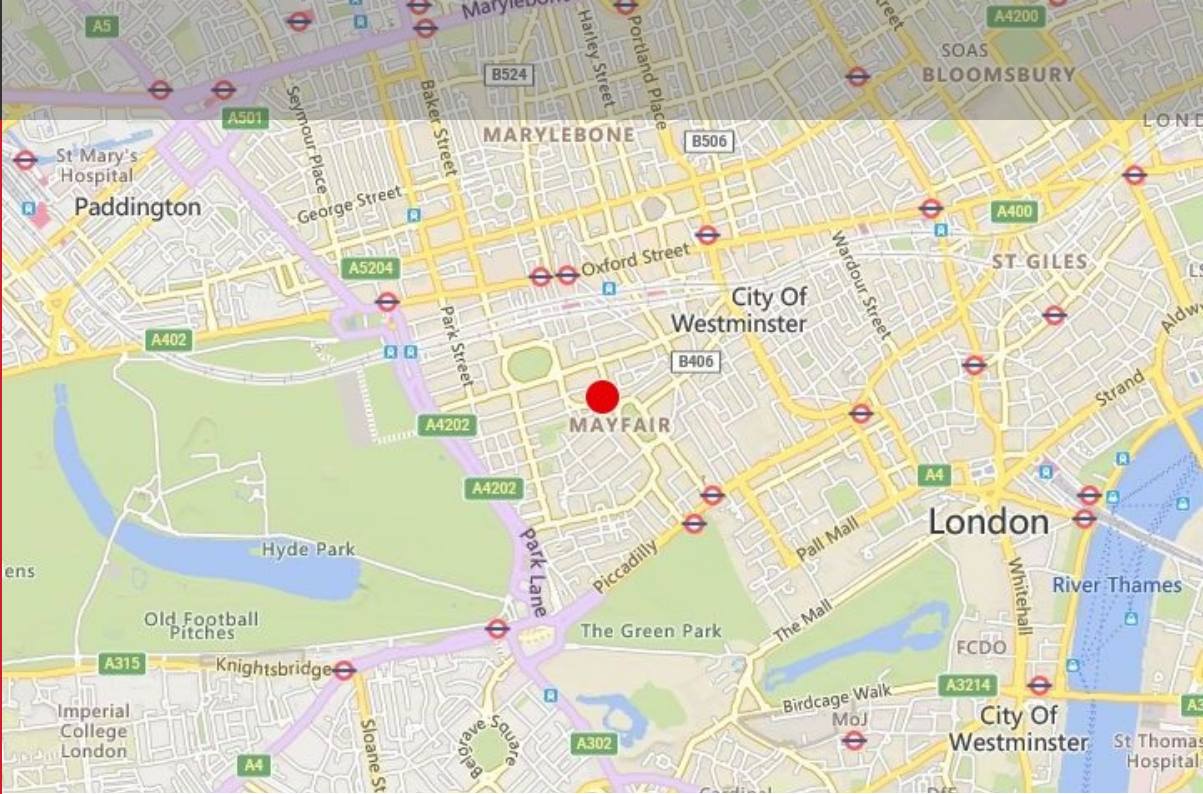
Location

Connaught House is located on the north western corner of the world renowned Berkeley Square, situated on an island site with frontages to Davies Street, Mount Street, Mount Row and Carpenter Street.

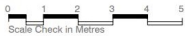
The building is a short walk to Green Park (Jubilee, Piccadilly and Victoria Lines) and Bond Street (Jubilee and Piccadilly Lines) underground stations.

Accommodation

	Sq Ft	Sq M
Third Floor	3,370	313
TOTAL (NIA)	3,370	313



NIA 3370 SQ.FT



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Additional Information

EPC

EPC C (72)

TERMS

Assignment or sub-letting to June 2026. Passing rent £69 per sq ft exclusive. Reverse premium offers in excess of £75,000 for benefit of the lease, fixtures and fittings, subject to covenant status. Alternatively, a new sub-lease is available for a maximum term to June 2026 outside the Landlord & Tenant Act 1954.

RENT

£59.50 Per Sq Ft

BUSINESS RATES

Estimated £28.38 psf payable (2024/2025)

SERVICE CHARGE

£16.79 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

ZAC HODSON

M 07752464406

E zhodson@lsh.co.uk

CRAIG HINVEST

M 07938 378 982

E chinvest@lsh.co.uk

lsh.co.uk

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