

1,851 sq ft  
of office space  
available to let

**RX**  
LONDON

18-19 Albemarle St,  
London, W1S 4JR

Progressive real estate.  
On every level.





Floor arrival



Open plan

# The building

## Description

18-19 Albemarle Street, a newly refurbished office space, fitted to a modern, high-quality specification in Mayfair.

The 2nd floor is fully fitted out (Cat A+), also available as fully managed solution. 18-19 Albemarle Street comprises 1,851sq. ft accommodating 4 separate rooms including a large impressive waiting area, 20 desks, 6 agile work station along with a dedicated kitchenette, demised WCs and shower.

## Term

A new lease for a term by arrangement.

## Financials - CAT A+

<b>Rent from</b>	£95.00 per sq ft
<b>Rates</b>	£32.14 per sq ft
<b>Service charge</b>	£12.82 per sq ft

## Location

Albemarle Street is situated in-between the highly sought after area of Mayfair and St James's, just a stones throw away from Berkeley Square. The area offers a variety of high-end restaurants, cafés and bars.

Albemarle Street sits perfectly between Green Park station, Bond street Station and Piccadilly Circus, both are a 5 minute walk from the building, providing mainline Underground and Crossrail connections.

## Specification

- Refurbished floor
- Manned Reception
- High spec
- Provided as Cat A +
- Fibre connectivity
- Passenger lift
- Demised WC's & showers
- Demised kitchen





Break-out space



Internal office space

# Schedule of Areas

Floor	sq ft	sq m	Status
Second	1,851	172	Available
<b>Total</b>	<b>1,851</b>	172	<b>Available</b>

## Floor Plan

### Second Floor

1,851 sq ft / 126.5 sq m



For indicative purposes only. Not to scale.







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