



# 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 compromises 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+

Rent from	£95.00 per sq ft	
Rates	£32.14 per sq ft	
Service charge	£12.82 per sq ft	

#### Location

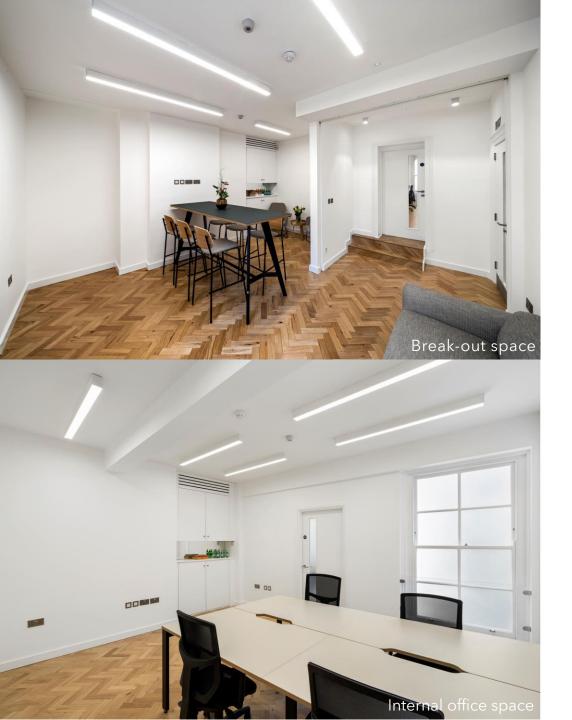
Albemarle Street is situated in-between the highly sought after area of Mayfair and St James's, just a stones throw away from Berkeley Square. The area offers a variety of

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



# Schedule of Areas

Floor	sq ft	sq m	Status
Second	1,851	172	Available
Total	1,851	172	Available

# Floor Plan

## Second Floor

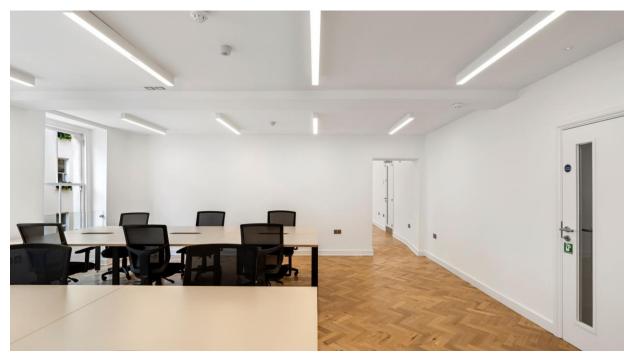
1,851 sq ft / 126.5 sq m



For indicative purposes only. Not to scale.











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