



55 Grosvenor Street, London W1K 3HY

**TO LET**

High Quality Fitted Office in Mayfair

**3,948 - 8,412 Sq Ft**  
**(367 - 781 Sq M)**

## DESCRIPTION

The 1st and 2nd floors comprise 8,412 sq ft of fully fitted office space with a boardroom, meeting room, 4x offices, a kitchen with breakout space and 20x desks. The premises benefits from a smart entrance, recently refurbished manned reception and shower facilities.

- ✓ High quality fit out
- ✓ Bike storage with shower on each floor
- ✓ 3m floor to ceiling height
- ✓ Commissionaire
- ✓ 2x 9 Person Passenger Lifts
- ✓ Air conditioning

## LOCATION

Situated on the corner of Grosvenor Street and David Street, a short walk from Bond Street, Green Park, Oxford Circus and Marble Arch Underground Stations. Crossrail will also have a station at Bond Street. The office is in the heart of London's most exclusive office, retail, hotel and restaurant destination.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| 1st Floor          | 4,464        | 415        |
| 2nd Floor          | 3,948        | 367        |
| <b>Total</b>       | <b>8,412</b> | <b>781</b> |

## VAT

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

## LEGAL COSTS

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

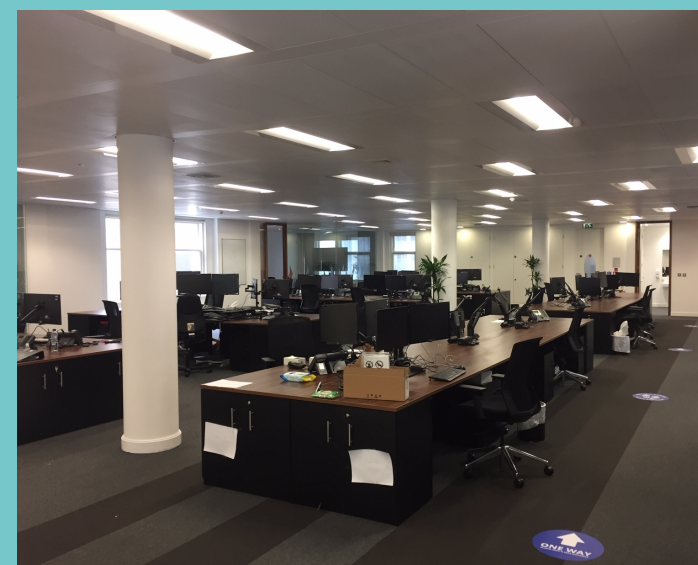
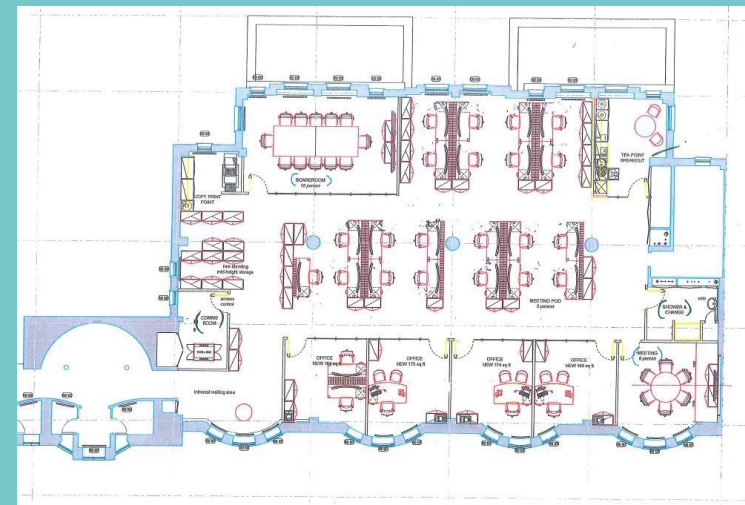
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of an assignment or sub-lease expiring July 2024 with a break option in July 2022 at a passing rent of £91.00 per sq ft. Alternatively a new lease is available, to be agreed

## EPC D



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Hampton**

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