

35 Park Lane, W1K 1RB

Fitted Office Space in Prime
Mayfair Building

4,196 sq ft



35 Park Lane/London

35 Park Lane

- Uninterrupted views over Hyde Park
- Suspended ceiling with integral lighting
- Full access raised floor, 100mm clear void
- Four pipe fan coil air conditioning
- Manned reception and associated security
- 2 passenger lifts
- 24-hour access
- Full end-of-trip facilities



Specification

The 5th floor of 35 Park Lane offers a fitted corner suite within a prestigious building overlooking Hyde Park. The suite benefits from excellent natural light throughout and is fitted with a selection of private offices and meeting rooms.

Availability

Available by way of a new lease direct from the Landlord for a term until March 2031.

Floor Area & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge Est (per sq.ft)	Business Rates Est (per sq.ft)
5th	4,196	Quoting £110.00	£22.50	£55.00
Total	4,196			

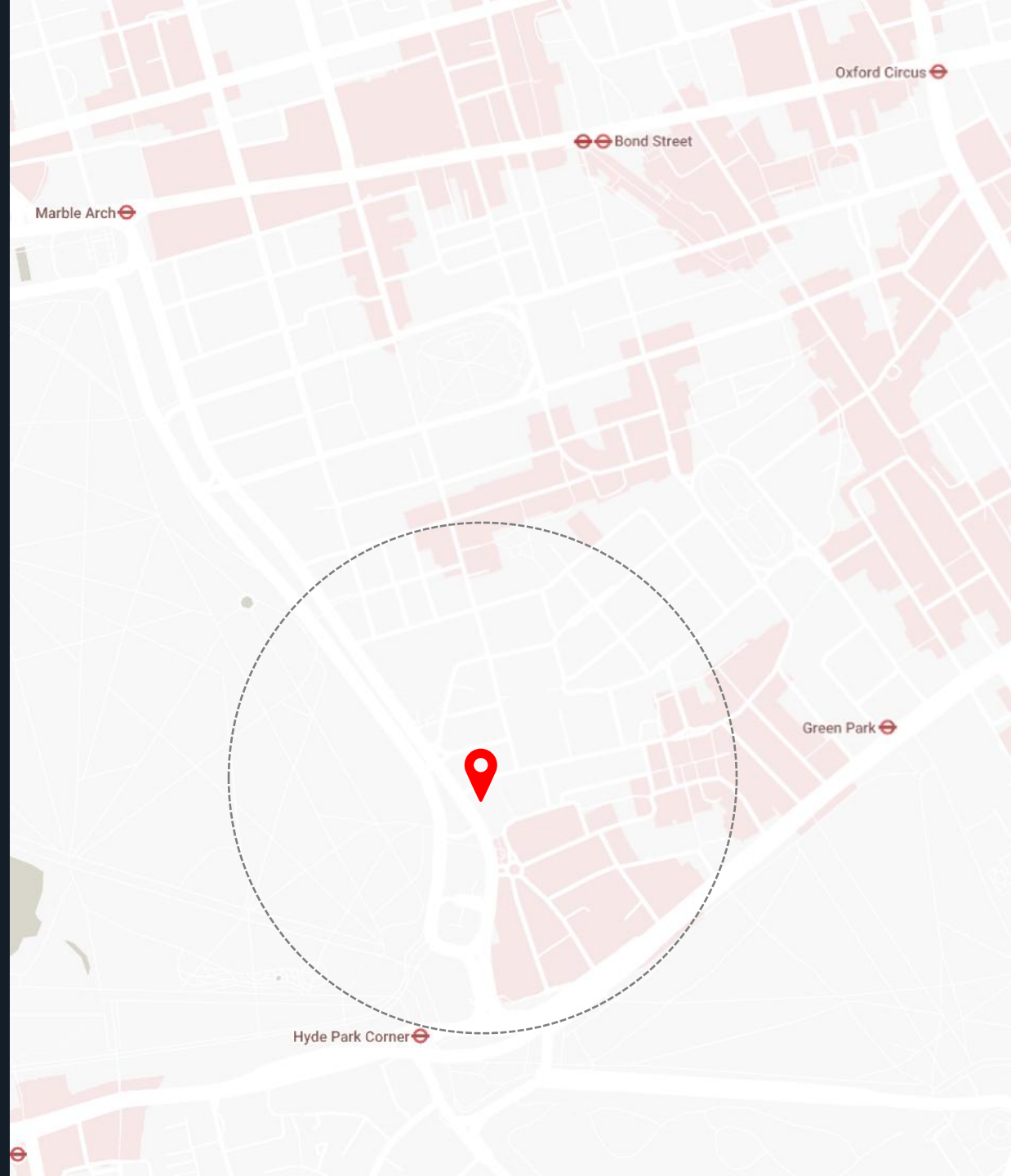


Location

The property is located on Park Lane in Mayfair, an area synonymous with world renowned hotels, restaurants and retailers. Hyde Park Corner (served by Piccadilly Line) and Green Park underground stations (served by Victoria, Jubilee and Piccadilly Lines) are within a 4 minute and 8-minute walk, respectively. In addition, there are numerous bus routes on Park Lane that serve the area.

Key Connections

Tube Station	Walk Time	Lines
Green Park	8 minutes	Jubilee line
		Piccadilly line
		Victoria line
Hyde Park Corner	5 minutes	Piccadilly line





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