



Fully Fitted attractive offices immediately available

Offices

To Let

3,995 sq ft

(371.15 sq m)

- Redecorated
- Fully fitted office space
- Commissionaire
- Garage parking

Summary

Available Size	3,995 sq ft
Rent	£55.00 per sq ft Passing rent
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

This Grade II listed building benefits from a smart manned reception area, with the available accommodation comprising the entire second floor. The offices have been recently redecorated and benefits from comfort cooling, perimeter and underfloor trunking, and has its own kitchen and wc's. The demise is currently arranged as 2 large meeting rooms/ directors offices, 3 large rooms arranged for teams of people in open plan and a reception area to greet clients.

The building benefits from a commissionaire reception, passenger lift, garage parking in the mews to the rear and the site overlooks Buckingham Palace gardens.

Location

The building is located on the west side of Grosvenor Place, Hyde Park Corner underground station (Piccadilly line) and Victoria station (mainline, Victoria, District and Circle lines) are both within close proximity. Local amenities are excellent and include a number of high-end restaurants as bars, as well as sandwich outlets.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	3,995	371.15	Available
Total	3,995	371.15	

Specification

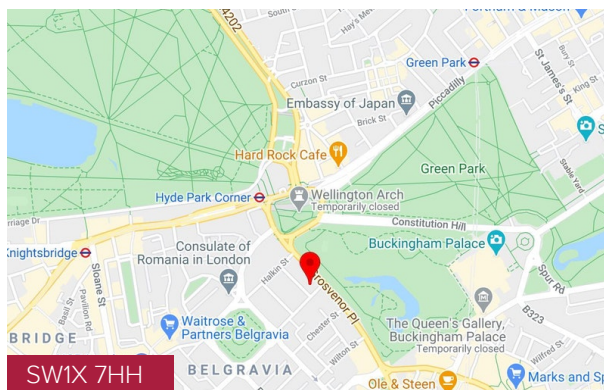
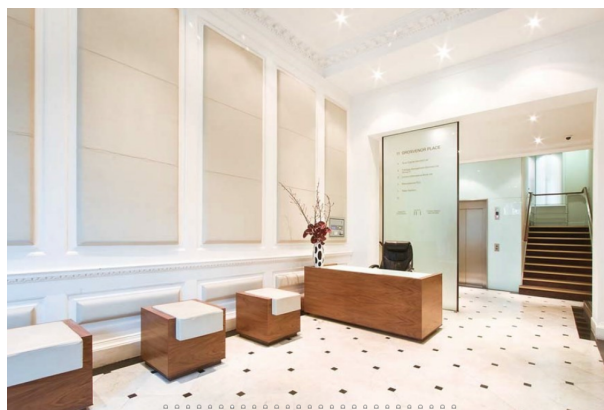
- Redecorated
- Fully fitted office space
- Demised WC's
- Comissionaire
- Comfort Cooling
- Passenger lift
- Garage parking

Viewings

Strictly by appoint through sole letting agents Mellersh and Harding

Terms

An assignment of the existing lease until March 2024. The passing rent equates to £55.00 pr sq ft.



Viewing & Further Information



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