



Grade A Fully Fitted Mayfair Offices - To Let

20 Balderton Street

W1K 6TL

Office

TO LET

3,068 sq ft

(285.03 sq m)

- Grade A Mayfair Offices
- Fully Fitted (Open Plan Desks, Exec Offices, Agile Working, Meeting Room, Kitchen & Breakout)
- Manned Reception & Lounge
- Communal Roof Terrace
- Bike Storage & Showers
- 3 x Passenger Lifts
- Communal WCs

Summary

Available Size	3,068 sq ft
Rent	£125 per sq ft
Rates Payable	£43.05 per sq ft
Rateable Value	£260,000
Service Charge	£22.99 per sq ft
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The 4th floor comprises fully fitted grade A offices. The floor has been fully fitted to accommodate an open plan desk area, executive offices, agile work area, kitchen & breakout areas.

Tenants further benefit from a manned reception and lounge, a communal roof terrace, 3 passenger lifts, bike storage, showers and communal WCs.

Location

Prominently positioned in the heart of Mayfair, 20 Balderton Street benefits from an prestigious address within one of London's most sought-after business districts. The property sits moments from the world-renowned retail and dining of Bond Street, with Park Lane and Hyde Park to the west and Grosvenor Square to the south. Excellent connectivity is provided by Bond Street Underground station (Elizabeth, Central and Jubilee lines), placing all of Central London within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	3,068	285.03	Available
Total	3,068	285.03	

Specification

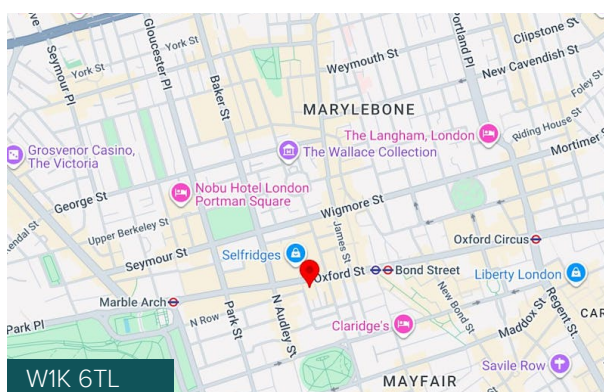
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Viewings

Through sole agents Hanover Green

Terms

Available by way of a sublease until May 2029



Viewing & Further Information



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More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)