

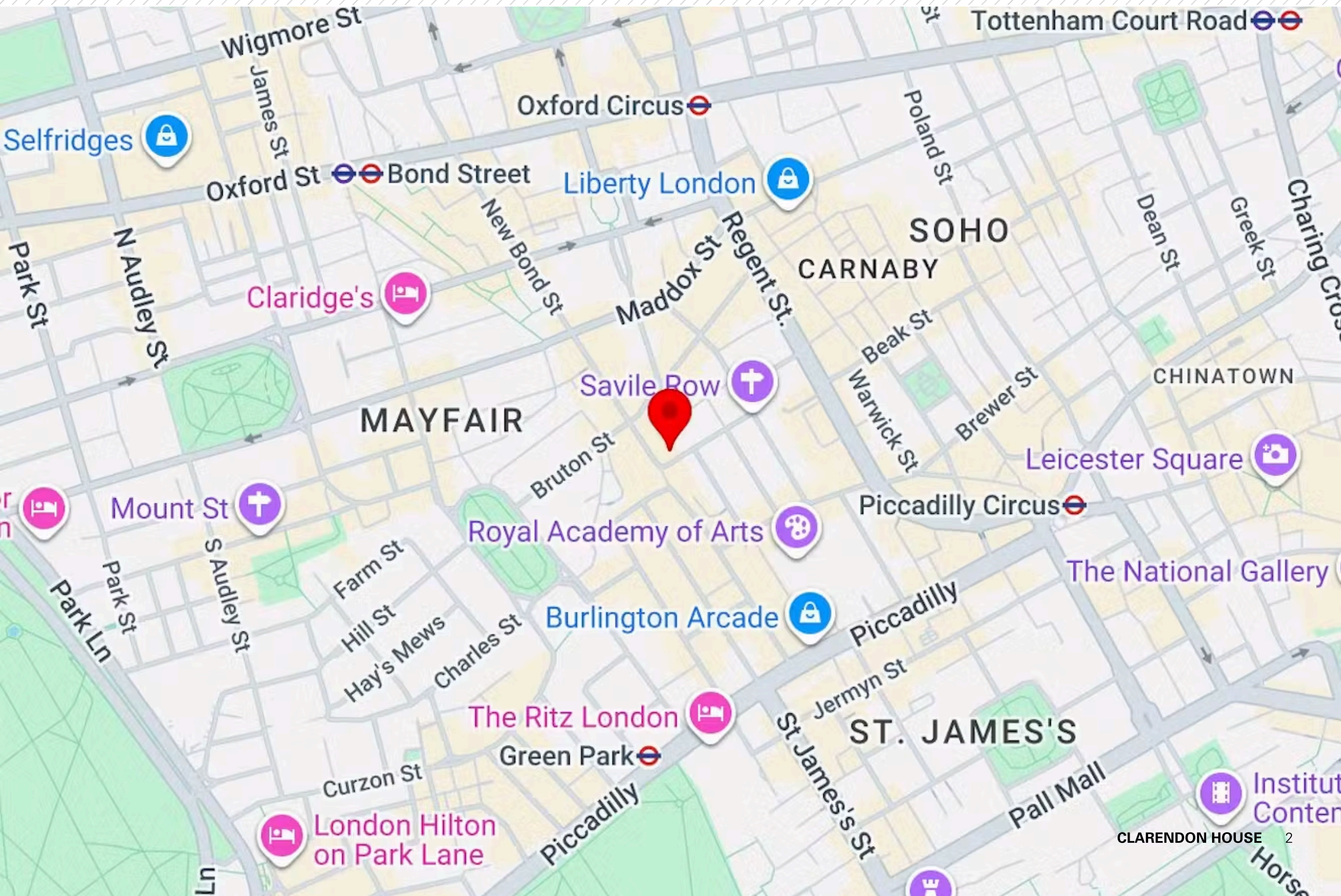


Clarendon House

11-12 CLIFFORD STREET, W1S 2LL, OFFICE, TO LET, 3,784 TO 8,369 SQ FT

NMRK.COM/UK

NEWMARK



Summary

- Commissionaire
- Fitted kitchens on each floor
- Flexible lease terms available
- Prime Mayfair location
- Raised access floors throughout
- Excellent natural light
- 2 Passenger lifts

8,369sq ft

£89.50 - £97.50 per sq ft

DESCRIPTION

Clarendon House provides two exceptional office floors in one of Mayfair's most sought-after business locations. Presented in Cat A+ condition, each floor benefits from raised access floors with timber and carpet finishes, finished lighting and a contemporary fitted kitchen, providing an occupier with a high quality workspace that requires minimal capital expenditure before occupation. The efficient floorplates benefit from excellent natural light and generous floor to ceiling heights that are well suited to a wide range of occupiers. The building itself benefits from an impressive commissioner reception and two passenger lifts.

LOCATION

Situated on Clifford Street, Clarendon House occupies an outstanding position in the heart of Mayfair, just moments from New Bond Street and the area's world-renowned luxury retail, restaurants, hotels and private members' clubs. The surrounding streets offer an exceptional range of amenities, from Michelin-starred dining and independent cafés to premium fitness studios and high-end shopping, making it one of London's most desirable office locations. The building is exceptionally well connected, with Bond Street (Elizabeth, Central and Jubilee lines), Oxford Circus (Victoria, Bakerloo and Central lines), Green Park (Jubilee, Victoria and Piccadilly lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) all within a short walk. The Elizabeth line at Bond Street also provides fast connections across Central London, to Canary Wharf, Heathrow Airport and beyond, making Clarendon House an ideal headquarters location for both UK and international businesses.



BUSINESS RATES

Rates Payable: £50.88 per sq ft Tenants are encouraged to enquire directly with the VOA for accurate business rates

VIEWINGS

Viewings strictly via appointment with the sole agents, Newmark HDH Limited.

ACCOMMODATION

	GROSS INTERNAL FLOOR AREA		
NAME	SQ FT	SQ M	AVAILABILITY
6th	3,784	351.55	Coming Soon
3rd	4,585	425.96	Coming Soon
Total	8,369	777.51	



Contacts

For Further information please contact:

Dulcie Hopkinson-Woolley

Surveyor

07742 883 775

dulcie.hopkinson-woolley@nmrk.com

Charlotte Penrice

Surveyor

07776594945

charlotte.penrice@nmrk.com

David Hume

Director

07973 248756

david.hume@nmrk.com

NMRK.COM/UK

NEWMARK

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.

Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>