

## 105 PICCADILLY, W1J

Office To Let – 1,203 to 4,555 sq. ft.

**Fully fitted & furnished as well as refurbished space available.**



### LOCATION

The building sits on the south west side of Mayfair, in between Green Park Station and Hyde Park Corner Station. Located directly opposite Green Park, 105 Piccadilly offers a prime location with excellent views and close proximity to the nearest underground stations.

### DESCRIPTION

The Ground and 2<sup>nd</sup> floors offer contemporary office accommodation within the charm of this period building. The Ground and 2<sup>nd</sup> floor east benefit from a high quality fit out, incorporating a number of private offices/meeting rooms, open plan area, comms room and a large board room overlooking Green Park. The 2<sup>nd</sup> floor west is fully refurbished. Virtual tour available:

2nd Floor East -

<https://my.matterport.com/show/?m=G7PPvt5Guuh>

2nd Floor West -

<https://my.matterport.com/show/?m=RegacP3cb5T>

Ground Floor -

<https://my.matterport.com/show/?m=qbH2pCvqbTc>

Reception -

<https://my.matterport.com/show/?m=oKWQGmbqpod>

### TRANSPORT LINKS

Green Park  3 minutes

Hyde Park Corner  7 minutes

### AMENITIES

The accommodation benefits from the following amenities:

- Manned reception
- Demised WC's
- Air Conditioning
- Metal raised floor
- 2 automatic passenger lifts
- Cycle storage
- DDA access

### AVAILABILITY

Ground floor – 1,203 sq. ft. (Fully fitted)

2<sup>nd</sup> floor east – 1,454 sq. ft. (Fully fitted)

2<sup>nd</sup> floor west – 1,898 sq. ft. (Refurbished)

2<sup>nd</sup> floor whole – 3,352 sq. ft.

### TERMS

New lease directly from the landlord up until June 2023.

**Rent:** £75.00 per sq. ft.

**Rates:** £29.07 per sq. ft.

**Service charge:** £15.50 per sq. ft.

### CONTACT

For further information or to arrange a viewing please contact:

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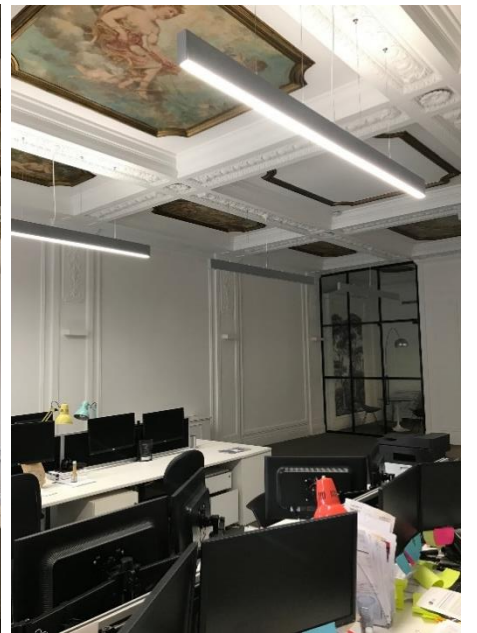
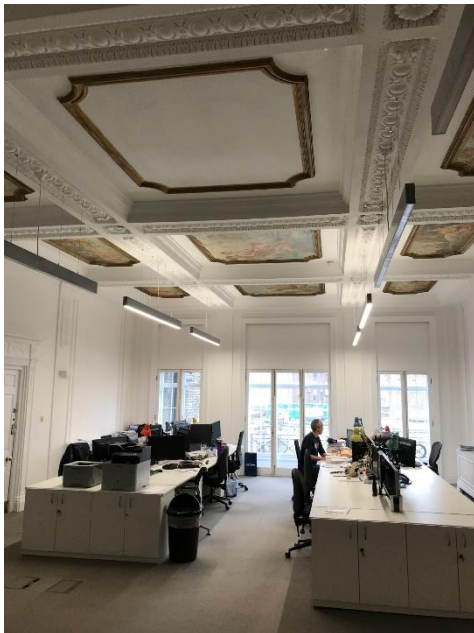
[katie.stewart@montagu-evans.co.uk](mailto:katie.stewart@montagu-evans.co.uk)

**William Irving: 07818 538 218**

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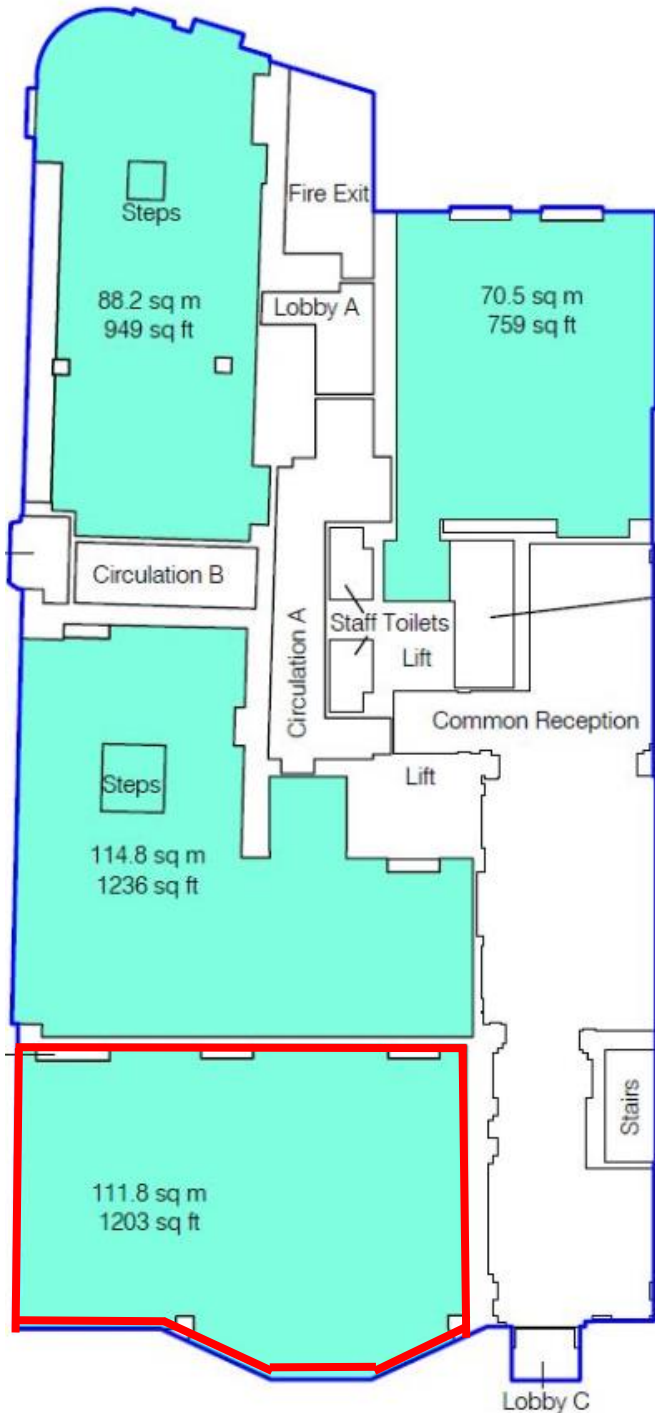
**Or contact joint agents at Gerald Eve:  
0207 493 3338**

## PHOTOS



## FLOOR PLANS

### GROUND FLOOR



### SECOND FLOOR

