

REFURBISHMENT NOW COMPLETE

11 STANHOPE GATE MAYFAIR, W1



REFURBISHED OFFICES TO LET GROUND & LOWER GROUND FLOORS 2,820 SQ FT (261.99 SQ M)

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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Location The building is located on the north side of Stanhope Gate between Park Lane and South Audley Street. Hyde Park Corner, Green Park and Marble Arch stations (Piccadilly, Jubilee, Victoria and Central lines) are all close by whilst the area is served by a range of restaurants, bars and hotels.

Description The property provides high quality, modern offices behind a retained Georgian façade. Three floors have been refurbished to open plan and benefit from new private toilet and shower facilities with a separate area to the rear of the Lower Ground that could be used as breakout space or a dedicated bicycle storage area.

Ground floor	1,365 sq ft	126.81 sq m
Lower Ground Front	860 sq ft	79.90 sq m
Lower Ground Rear	595 sq ft	55.28 sq m
Total	2,820 sq ft	261.99 sq m



Amenities

- * VRV air conditioning
- * Automatic passenger lift
- * 24 hour access
- * Secure bicycle storage
- * Raised floors
- * Private WC's
- * Manned reception area

Terms A new lease is available for a term by arrangement subject to five yearly upwards only rent reviews at the initial rent of £120,000 per annum exclusive (£42.55 per sq ft).

The leases will be drawn outside sections 24-28 of the Landlord and Tenant Act 1954 part II regarding security of tenure and compensation.

Rates We estimate rates payable for the year commencing 1 April 2019 to be approximately £22.25 per sq ft. Interested parties are advised to make their own enquiries.

S/Charge: Approximately £13.00 per sq ft. Further details on application.

Viewing By appointment through joint sole agents:

Glinsman Weller

Paul Glinsman **020 7495 2735**
Richard Weller **020 7495 2732**

HNG

Richard Spencer **020 3205 0204**
Will Gyngell **020 3205 0203**