

REFURBISHMENT NOW COMPLETE

11 STANHOPE GATE MAYFAIR, W1



REFURBISHED OFFICES TO LET SECOND FLOOR 1,730 SQ FT (161 SQ M)

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gynge 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 Gynge Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk



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 Underground 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. The entire second floor has been refurbished to provide superb open plan offices capable of subdivision as required and benefitting from private toilet and shower facilities having a total area of 1,730 sq ft (160.72 sq m) .		
Amenities	* VRV air conditioning * Automatic passenger lift * 24 hour access * Suspended metal tiled ceiling	* Raised floors * Private WC's * Manned reception area * Excellent natural light	
Terms	A new lease is available for a term by arrangement subject to five yearly upwards only rent reviews at an initial rent of £147,050 per annum exclusive (£85.00 per sq ft). The lease will be drawn outside sections 24-28 of the Landlord and Tenant Act 1954 part II regarding security of tenure and compensation.		
Rates	Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2019 to be approximately £34.00 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**

**NB. A further 2,820 sq ft is available over the Ground and Lower Ground floors.
Further details upon application.**