

Property Particulars

SUPERB PLUG AND PLAY MAYFAIR PERIOD OFFICE

TO LET

1,203 SQ FT (111.76 SQ M) APPROX.

105 PICCADILLY, LONDON, W1

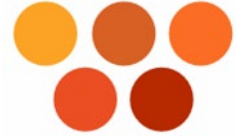


Location

The building is prominently located between Green Park (Jubilee, Victoria and Piccadilly Lines) and Hyde Park Corner (Piccadilly Line) underground stations and immediately facing Green Park. The property is therefore excellently served by all forms of public transport with a number of buses also passing along Piccadilly. In addition, the area benefits from superb local amenities which include a number of international hotels, restaurants, bars and retail facilities.

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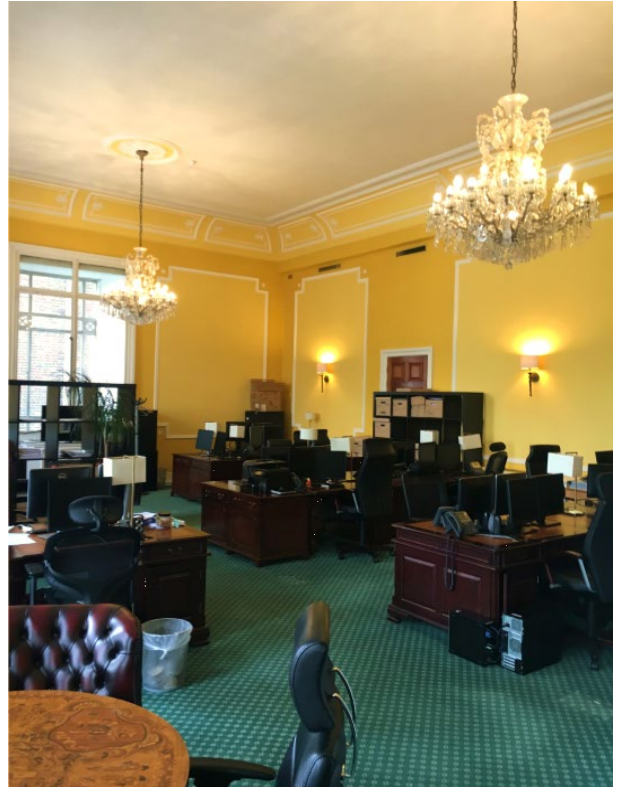


Description - The available accommodation comprises a grand open plan air conditioned period office on the ground floor with impressive cornicing and chandeliers situated at the front of the building, directly opposite Green Park.

The suite has an approx. net internal floor area of 1,203 sq. ft. (111.76 sq. m.) and is available for immediate occupation. The suite is furnished and cabled and offers an occupier with a plug and play option with the opportunity to move in with a minimum of expense.

Amenities

- Air conditioned.
- Period features.
- Perimeter and underfloor trunking.
- Commissionaire.
- Impressive large ground floor reception.
- Furniture available.
- Fibre Optic connectivity.
- Excellent natural daylight.
- Carpeted.
- 24 hour access.



Lease - A new sublease for a term to expire in June 2023 excluded from sections 24-28 of The Landlord and Tenant Act 1954 (part 11) as amended.

Rent - £67.50 psf exclusive.

Rates - Approx. £31.19 psf. Interested parties are advised to verify with Westminster.

Service Charge – To be capped at £15.00 psf.

Legal costs - Each party to be responsible for their own costs.

Possession – Immediate upon completion of legal formalities.

Viewing - Strictly via sole letting agents:-

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