

Property Particulars

**SUPERB SHORT TERM FULLY FITTED PLUG AND PLAY
MAYFAIR OFFICES**

AVAILABLE TO LET UNTIL JUNE 2020 AT NIL RENT

4,844 SQ FT (450 SQ M) APPROX.

**PEGASUS HOUSE, 37/43 SACKVILLE STREET
LONDON W1**



Location

Pegasus House is located immediately north of Piccadilly on the western side of Sackville Street. The property is therefore excellently served by all forms of public transport with both Green Park (Victoria and Jubilee lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations close by. In addition, the area is further served by numerous buses passing along Piccadilly and benefits from excellent amenities which include a number of international hotels, restaurants, bars and retail facilities.

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Description - The available accommodation comprises superb fully fitted and furnished offices on the mezzanine floor having an approximate net internal floor area of 4,844 sq ft (450 sq m). The premises are fitted out to provide a reception, large open plan areas, various private individual offices, a prestigious boardroom and a smaller meeting room. In addition, the offices benefit from a large kitchen/break out area and own private WC's and shower facilities. The premises are offered in its current configured layout and will be let furnished thereby offering an incoming tenant an ideal **fully fitted, plug and play and immediate solution**.

Amenities

- Air conditioned.
- High quality furniture available for nil cost.
- Raised floor.
- Commissionaire.
- Impressive ground floor reception.
- Fibre Optic connectivity with 1 gig line available.
- Excellent natural daylight.
- Carpeted.
- 24 hour access.



Lease - A new sublease for a term to expire in June 2020 excluded from Sections 24 to 28 of The Landlord and Tenant Act 1954 (Part 11) as amended.

Rent - Nil.

Rates - The incoming tenant to be responsible for the payment of business rates which will be included within the sublease. It is understood that the current rates payable for 2019/2020 are £182,580 per annum. Interested parties are asked to verify with Westminster.

Service Charge - The current service charge for the premises is £46,152 per annum.

Building Insurance - To be confirmed.

EPC – C62.

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

Possession – Immediate upon completion of legal formalities.

Viewing - Strictly via sole letting agents:-

Stephen Warren Associates Limited

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