

2nd Floor, 8-10 Pollen Street,
Mayfair, London, W1S 1NG



SHORT TERM, STUNNING, FITTED OFFICE TO LET | 2,001 sq ft approx.



Location

Pollen Street is well known for The Pollen Street Social Club, wherein chef Jason Atherton was awarded a Michelin star. This second floor office is above the restaurant in a very attractive former warehouse building. The Street runs North/South parallel to Regent Street. Oxford Street and Piccadilly underground stations are both very close plus numerous bus routes. The shops and restaurants in the immediate area are second to none.

Description

The 2nd floor is presently occupied and operational. It can be provided immediately as a plug and play solution. The “fit out” is stunning, incorporating contemporary style office fittings with exposed brick details, plaster walls and ceilings and a solid self levelling fluid style flooring. The office has a fibre broadband line, and comms rack, telephony and is currently fitted out with a meeting room, an open plan area, a tea point with fitted white goods and a private shower. The common parts are crisp and have a glass lift.

Floor Areas

Floor	sq ft	sq m
2nd Floor	2,001	185.9
TOTAL (approx.)	2,001	185.9

*Measurement in terms of NIA

Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

Jason Hanley, Partner

020 7025 1391

Rebecca Saxon, Associate Partner

020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2018

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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing beneficial FR&I lease, with no premium, for a term up to April 2019 (approx 11 months max).
Rent:	£56.00 psf pax
Rates:	Estimated at £27.00 psf pa 2018/19
Service Charge:	Approx £13.25 psf pax
EPC rating	TBC

Jason Hanley, Partner

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Amenities

- Fully operational Plug & Play opportunity
- Air conditioning
- Meeting room
- Fitted kitchenette
- Large, glass wall climber passenger lift
- Great natural light
- Fitted with Fibre (contract needs transferring)
- LED lighting
- Exposed brickwork, Plaster Walls & Ceiling
- 250m from Oxford Circus
- Good common parts

Rebecca Saxon, Associate Partner

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