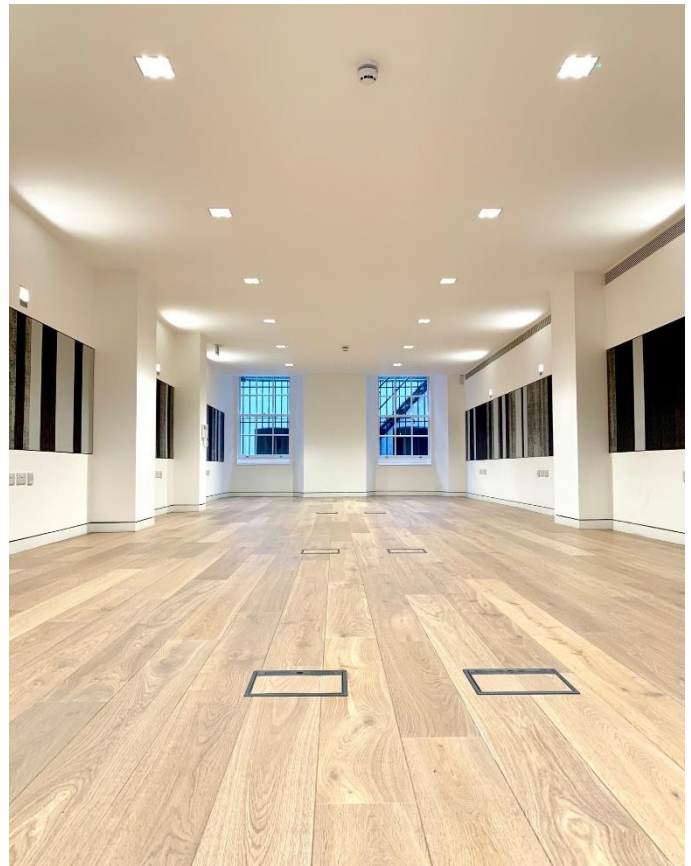


**42 Upper Grosvenor Street,
Mayfair, London, W1K 2NH**



OFFICES TO LET | 1,213 - 2,432 – 3,645 sq ft To Let



Location

This beautiful refurbished period building is situated on the south side of Upper Grosvenor Street between Park Lane and South Audley Street. Being located in the heart of Mayfair, in a very glamorous location, an occupier will benefit from all the amenities and cache the area has to offer. The nearest underground stations are Bond Street, Marble Arch and Green Park; all are just a short walk away.

Description

The entire building has been refurbished by the award winning architects HOK to provide bright open plan office space. The vacant 2nd and lower ground floors provide excellent open plan office space benefitting from shared use of two board rooms, a spacious manned reception, a large shared court yard on the ground floor and fibre connectivity into both floors.

Floor Areas

Floor	sq ft	sq m	Status
4th Floor	1,020	95	U/O
2nd Floor	1,213	113	
Lower Ground Floor	2,432	226	


TOTAL (approx.) 4,665 434

*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.

Rhys Evans, Partner

 020 7025 1393

Rebecca Saxon, Associate Partner

 020 7025 1397

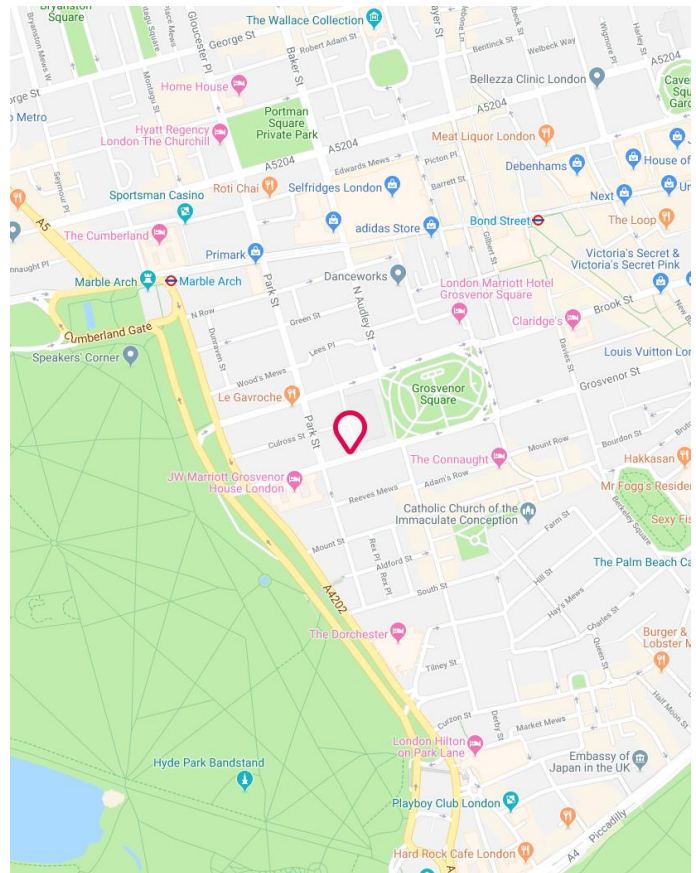
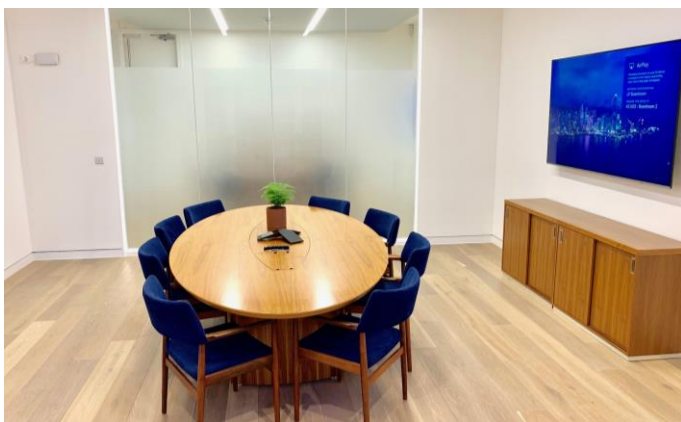
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract March 2019

**42 Upper Grosvenor Street,
Mayfair, London, W1K 2NH**



OFFICES TO LET | 1,213 - 2,432 – 3,645 sq ft To Let



Terms

Tenure:	Leasehold
Lease:	A new flexible sublease from 12 months
Rent:	2nd floor - £100.00 psf pax Lower Ground - £70.00 psf pax
Rates & Service Charge	£55.00 psf pax inclusive
EPC Rating:	D

Amenities

- Beautifully refurbished
- Manned reception
- Two shared boardrooms
- Large shared terrace on the ground floor and demised terrace on the lower ground floor
- VRV air conditioning
- Passenger lift
- 2 showers
- Bike spaces
- Fibre installed to each floor
- Excellent natural light

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract March 2019