

SHORT TERM FITTED OFFICE TO LET | 12,050 sq ft



Location

Commanding a prominent position on the Western corner of Piccadilly Circus at its junction with Piccadilly and Lower Regent Street, 10 Piccadilly is located in the heart of London's West End. Occupiers benefit from a world renowned address and all the amenities of Mayfair and Soho on their doorstep. Piccadilly Circus underground (Piccadilly and Bakerloo lines) is within minutes walk and Green Park underground (Victoria, Jubilee and Piccadilly lines) is within a short walking distance.

Description

Formally the Swan and Edgar department store, this listed building provides grade A office accommodation behind a stunning period facade designed by Sir Reginald Blomfield. The available space on the 2nd floor provides bright, fitted out accommodation accessed from a central reception and benefits from views over Piccadilly Circus.

Floor Areas


Floor	sq ft	sq m
2 nd Floor	12,050	1,119
TOTAL (approx.)	12,050	1,119

*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.

Paul Dart, Partner

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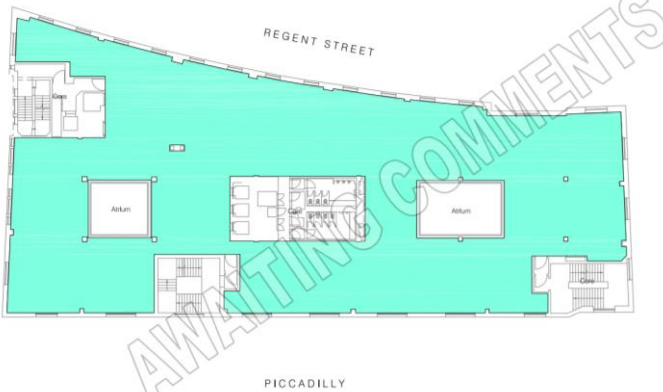
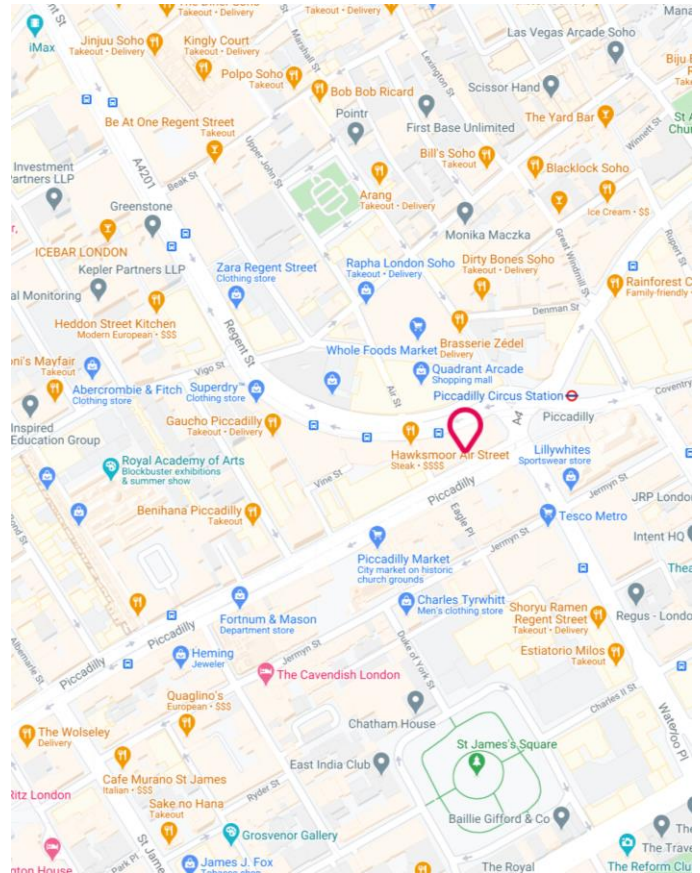
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract October 2020

10 Piccadilly, Mayfair, London, W1J 0DD



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*Floor plan for indicative purposes only, not to scale

Terms

Tenure:	Leasehold
Lease:	Lease from March 2021 subject to mutual option to break after 12 months.
Rent:	£30.00 psf pax
Rates:	Estimated at £31.31 psf pa (2020/21)
Service Charge:	Approximately £11.00 psf pax
EPC Rating:	TBC

Amenities

- Fully fitted
- Three passenger lifts
- Commissionaire and well presented reception
- Air conditioning
- Raised floors
- Demised WCs
- Excellent natural light

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