

3<sup>rd</sup> FLOOR OFFICE TO LET | 1,535 sq ft



Location

This character building is situated on the west side of Albemarle Street, at its junction with Stafford Street. Green Park (Jubilee and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are a short walk away. Albemarle Street offers a vibrant street scene with a variety of retail, fashion and gallery occupiers at ground level and offices and residences on the upper floors. Being 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.

Description

The available floor provides a mixture of meeting rooms and executive offices as well as an open plan area. Would suit a family office, hedge fund, property developer etc. The original herring bone wooden floor is a very attractive feature as well as the corner aspect and high ceilings. The common parts and , WC's and lift were recently refurbished and include a shower. The building fronts Albemarle Street on the corner with Stafford Street, with the office entrance actually on Stafford Street.


Floor Areas

Floor	sq ft	sq m
Whole 3 <sup>rd</sup> Floor	1,535	143
TOTAL (approx.)	1,535	143
*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 been 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 a Michelin star restaurant or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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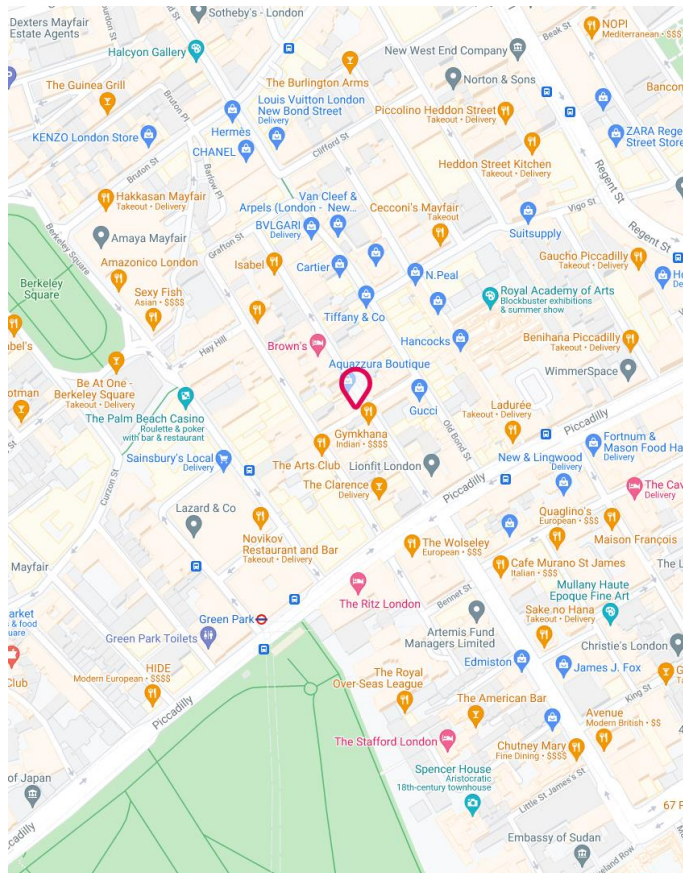
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 July 2021

# Cardinal House, 39 Albemarle Street Mayfair, London, W1S 4JQ



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder
Rent:	£79.50 psf
Rates:	Approx. £27.50 psf – all parties must make independent enquiries to establish rates paid
Service Charge:	Approx £9.00 psf
EPC Rating:	D

## Amenities

- Refurbished common parts + façade
- Not fitted
- Beautiful parquet flooring to part
- Comfort cooling
- 4 meeting rooms/offices
- Exposed plaster to ceiling part
- Kitchenette
- Corner aspect with excellent natural light
- Shower

Jason Hanley, Partner

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