

OFFICE TO LET IN PRESTIGIOUS MAYFAIR LOCATION | 1,460 sq ft



Location

The property is situated on the southern side of Curzon Street, the main road running from Berkeley Square to Park Lane. This key pocket of Mayfair benefits from close proximity to the popular bars and restaurants Shepherd's Market has to offer as well as being within a short walk of Berkeley Square. Green Park Underground Station provides easy access throughout London via the Jubilee, Piccadilly and Victoria lines.

Description

The available space is set over three floors and provides LED lighting, comfort cooling, perimeter trunking, CAT 5 cabling and period features.

The property also benefits from 24 hour access with a secure entrance and entry phone system.


Floor Areas

Floor	sq ft	sq m
3 rd Floor	303.5	28.2
2 nd Floor	574.8	53.4
1 st Floor	556.5	51.7
Ground Floor	24.8	2.3
TOTAL (approx.)	1,460	135.6


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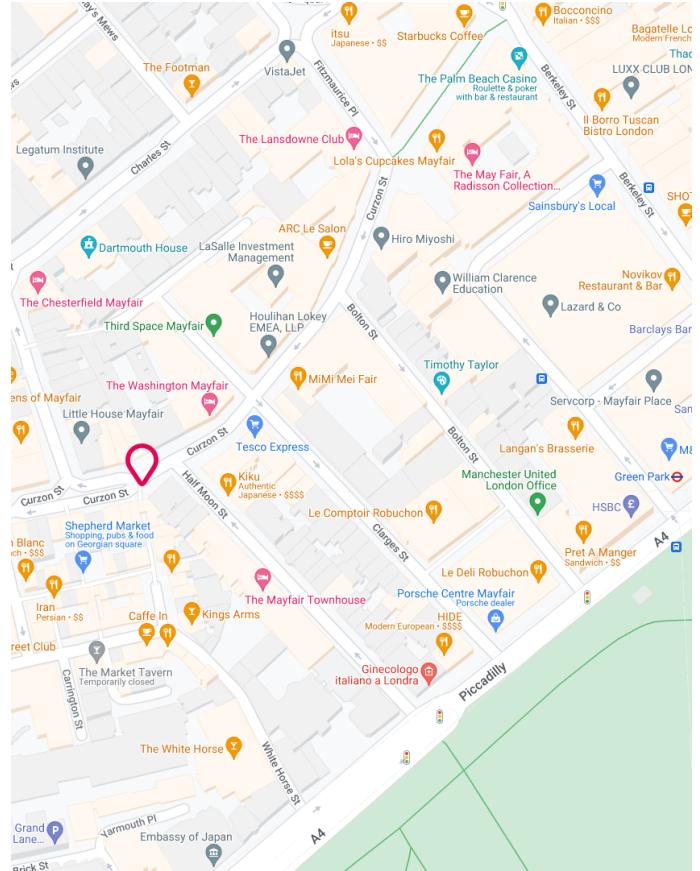
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract May 2022

47 Curzon Street Mayfair, London, W1J 7UJ



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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£120,000 per annum
Rates:	Estimated at £36.64 psf (2022/23)
Service Charge:	N/A

Amenities

- Kitchenette
- Shower facilities
- Perimeter trunking
- Secure entrance
- Entry phone system
- 24 hour access
- CAT 5 Cabling
- LED lighting
- Comfort cooling

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