

MAYFAIR FITTED OFFICES TO LET

17 Queen Street, Mayfair, London, W1J 5PH



Location

The property is situated on the western side of Queen Street in Mayfair, between Charles Street to the North and Curzon Street to the south. This prime 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 property comprises of a period terraced red brick building and provides high quality furnished office accommodation, featuring modern specification whilst retaining charming period features.

The specification includes:-

- Fully furnished throughout
- Air conditioning
- CAT 5 phone and data sockets and comms
- Polished oak flooring
- Generous floor to ceiling heights
- Excellent natural light on both sides
- Private WC's with sandstone finishes
- Private Juliet Balcony
- Secure entrance with entry phone system
- 24 hours access
- Includes 55" flat screen TV & drinks fridge

Misrepresentation Act 1967: Pastor Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Pastor Real Estate Limited or any person in their employment authority to make or give, any representation or warranty whatsoever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct on the date of preparation however may be subject to subsequent amendment/s. 2022

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Lease

The property is available on a new lease by arrangement directly with the Landlord, contracted outside of the Landlord & Tenant Act 1954

Rent

£55,000 per annum (exclusive of VAT)

Business Rates

Approximately £15,000 per annum

Prospective tenants are advised to make their own enquiries with regard to rates with Westminster City Council.

Service Charge

Approximately £3,500 per annum

Legal Costs

Each party to be responsible for their own legal costs

Floor Area

600 sq ft (55.7 sq m)

Approximate Net Internal Area (NIA).

Virtual Tour Link

See link for virtual / Matterport tour - [CLICK HERE](#)

For further information or to make an appointment to view please contact:

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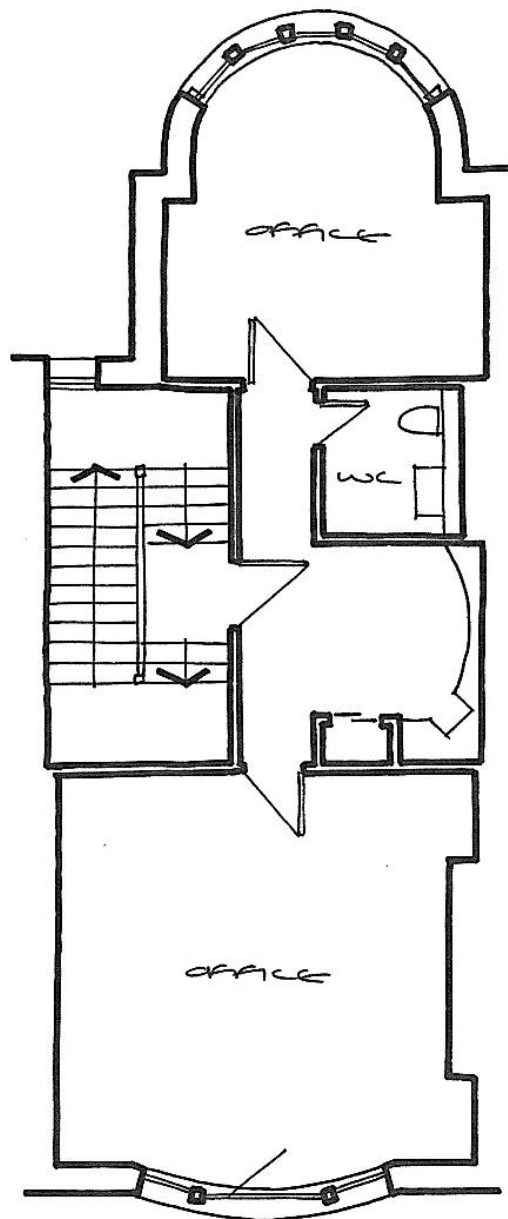
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Charlotte Steele

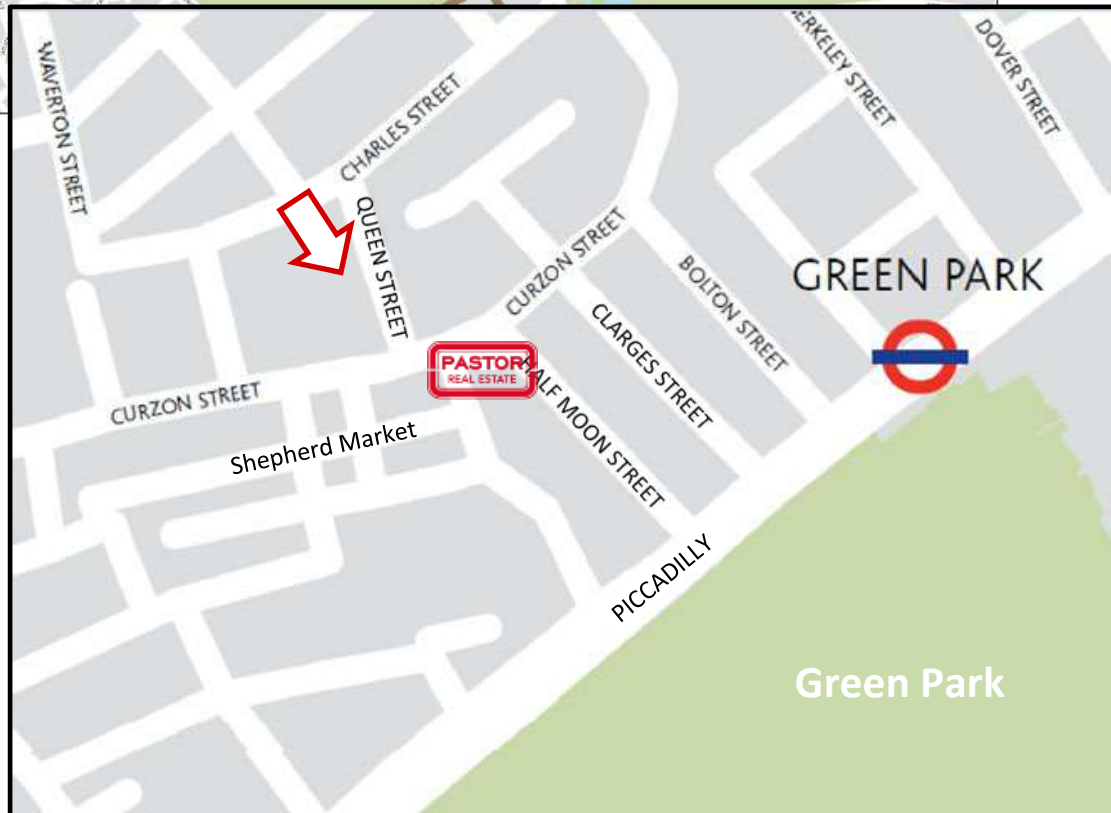
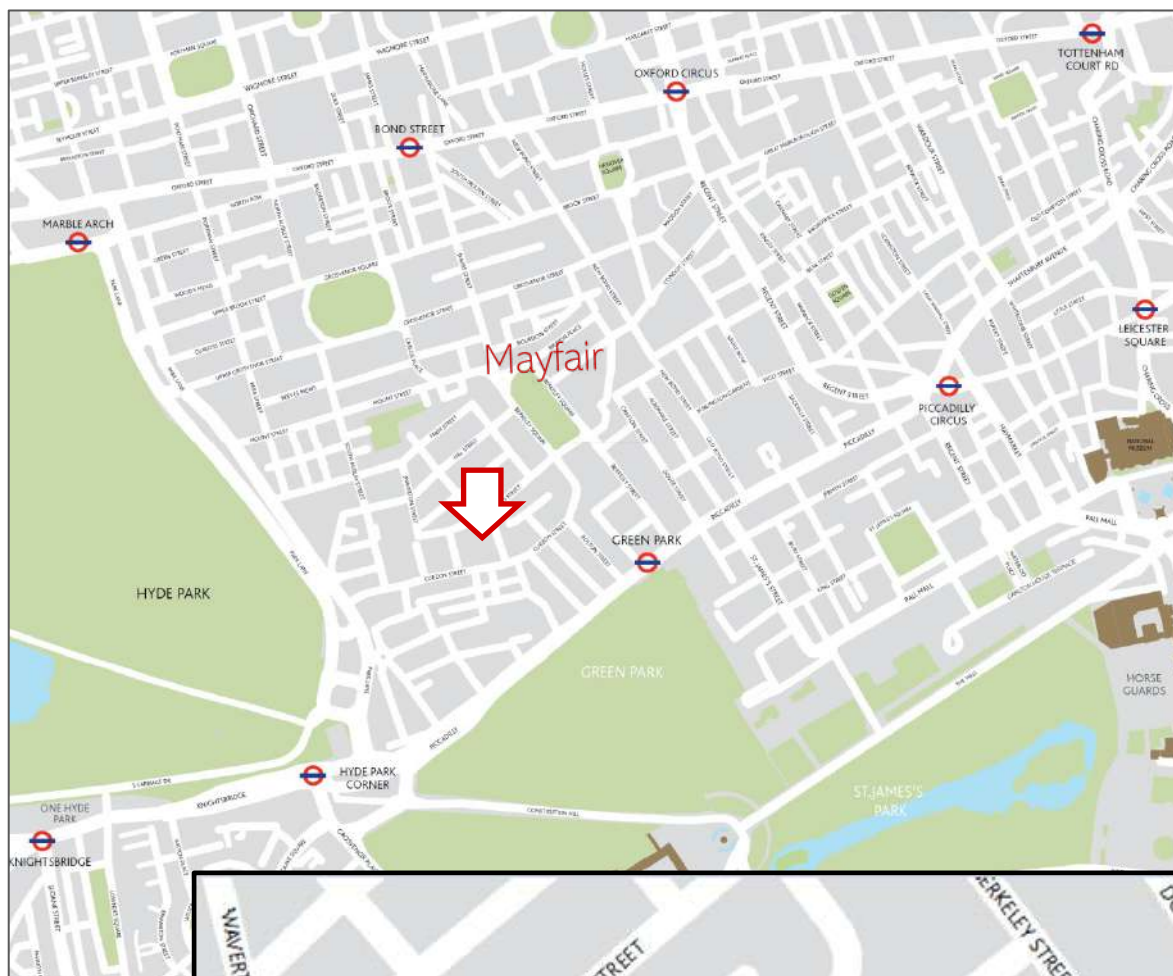
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Location Maps



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