

1st & 3rd FLOOR OFFICES TO LET IN PRESTIGIOUS LOCATION | 575 – 1,175 sq ft



Location

17 Queen Street benefits from a desirable Mayfair address, positioned conveniently between Curzon Street and Charles Street. The building is well served by transport links with Green Park and Bond Street underground stations within walking distance. Private members club "Little House" is located on the same street and the property is walking distance from the Saudi Embassy, Berkeley Square as well as Mount Street.

Floor Areas

Floor	sq ft	sq m
3 rd Floor	575	53.41
1 st Floor	600	55.74
TOTAL (approx.)	1,175	109.15

*Measurement in terms of *NIA

Description


The 1st floor provides excellent floor to ceiling height allowing for good natural light into the floor.

The 1st floor office also benefits from a demised kitchenette, high quality wood flooring and period features set within a prestigious address in the heart of Mayfair. The 3rd floor, totalling 575 sq ft, is also available.


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

 020 7025 1391

Olivia Stapleton, Agency Surveyor

 020 7025 8940

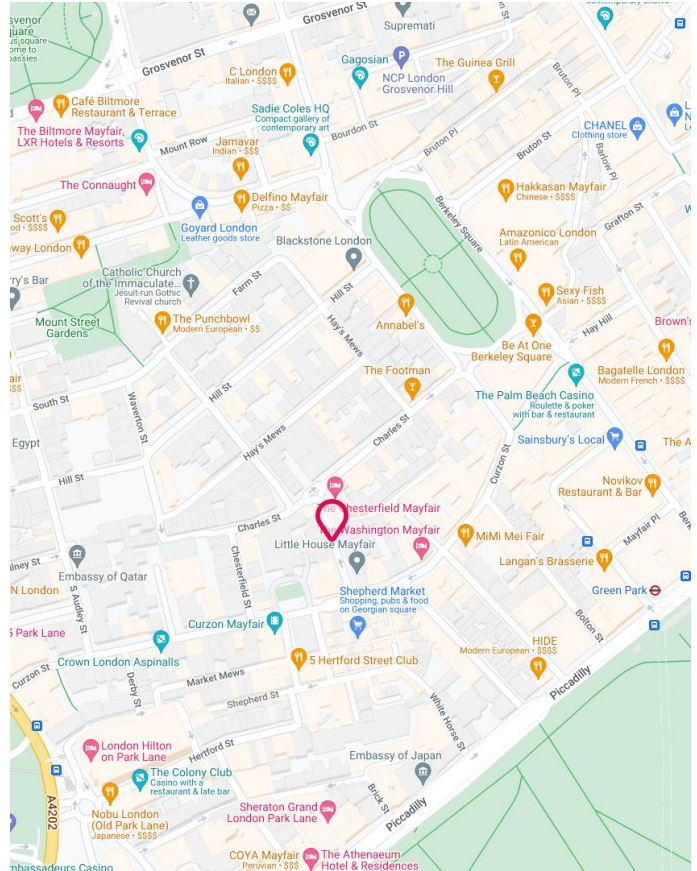
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract November 2022

17 Queen Street
Mayfair, London, W1J 5PH



1st & 3rd FLOOR OFFICES TO LET IN PRESTIGIOUS LOCATION | 575 – 1,175 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Global Rent:	1 st Floor - £55,000 per annum (£91.60 psf) 3 rd Floor - £45,000 per annum (£78.26 psf)
Rates:	Estimated at £25.75 psf (2022/23)
Service Charge:	Approx. £6.00 psf

Amenities

- Excellent location
- Good natural light
- Wood flooring
- Period features
- Demised kitchenette

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
✉️ ostapleton@monmouthdean.com

Applicants are advised to make their own enquiries 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 November 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT