

1st – 4th FLOOR OFFICES IN PRESTIGIOUS LOCATION | 676 – 4,814 sq ft



Location

The building is situated on the south side of Grosvenor Street, close to its junction with Davies Street in one of London's most sought-after locations, Mayfair.

59-60 Grosvenor Street is moments from London's iconic Berkeley, Hanover and Grosvenor garden squares. The surrounding area compiles a vibrant mix of world-famous shops, restaurants and hotels alongside everyday lunch and afterwork spots.

Bond Street (Jubilee, Central and Elizabeth lines), Green Park (Jubilee, Victoria and Piccadilly lines), Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) underground stations are all within close walking distance.

Description

The available floors are set within an impressive, characterful building with high ceilings, excellent natural light and period features throughout.

Tenants benefit from access to a courtyard with café service (availability for exclusive functions twice a year), use of telephone and receptionist services, access to multiple boardrooms and meeting rooms, front and rear balconies, two passenger lifts, a large shared kitchen /dining space and much more.

Jason Hanley, Partner

 07904 630 154

Floor Areas

Floor	sq ft	sq m	Rent (psf)
4 th Floor	676	63	£105.00
3 rd Floor	1,960	182	£105.00
2 nd Floor	1,092	101	£105.00
1 st Floor	1,086	101	£120.00
TOTAL (approx.)	4,814	447	

*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.

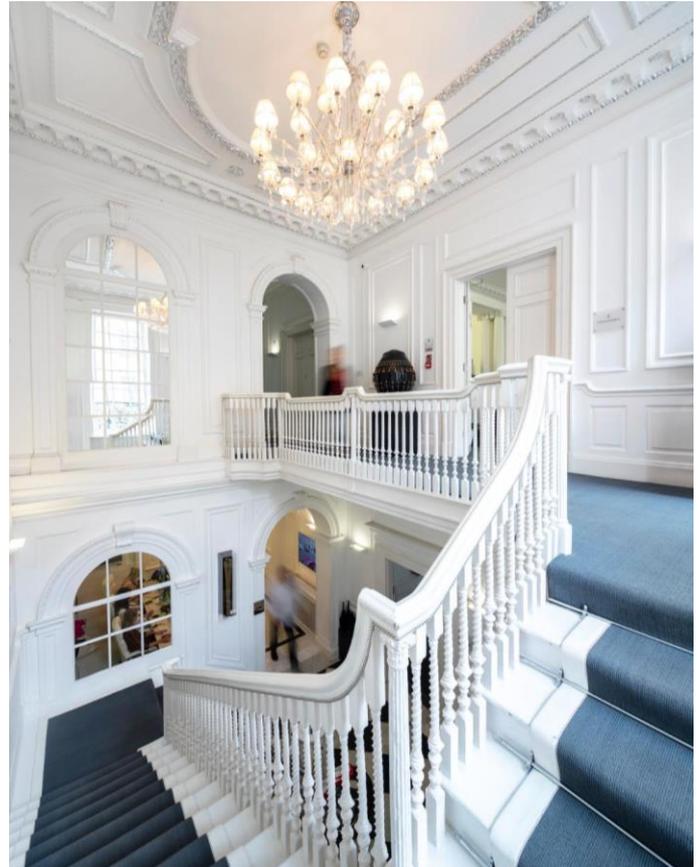
Olivia Stapleton, Agency Surveyor

 07899 667 988

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.

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Terms

Tenure: Leasehold

Lease: A new lease or licence is available from the Landlord for terms of 12 months upwards. Also available on an all-inclusive basis.

Rent:

- 4th Floor – £105.00 psf / £70,980 per annum
- 3rd Floor – £105.00 psf / £205,800 per annum
- 2nd Floor – £105.00 psf / £114,660 per annum
- 1st Floor – £120.00 psf / £130,320 per annum

Service Charge and Business Rates: £72.00 psf

Amenities

- Period features and high ceilings
- Full receptionist services- named corporate answering and message taking
- Courtyard with cafe service
- Range of 12 digitally-prepared boardrooms and meeting rooms available
- Fibre Optic WiFi and secure cabling ready
- 24-hour security
- CCTV and alarms
- Video entry
- Two lifts
- Dedicated rack space in secure comms room
- High frequency low-energy lighting
- Raised floor conduit boxes
- LG7 lighting
- Cisco IP telephone extensions ready
- Air conditioning

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