

# 24-25 NEW BOND STREET

---

LONDON W1

# SUBSTANTIALLY REFURBISHED

1,986 sq ft (184.51 sq m) Approx

## ACCOMMODATION

The third floor has been substantially refurbished and provides bright open plan offices capable of being partitioned and extending to approximately 1,986 sq ft (184.51 sq m).

## FEATURES

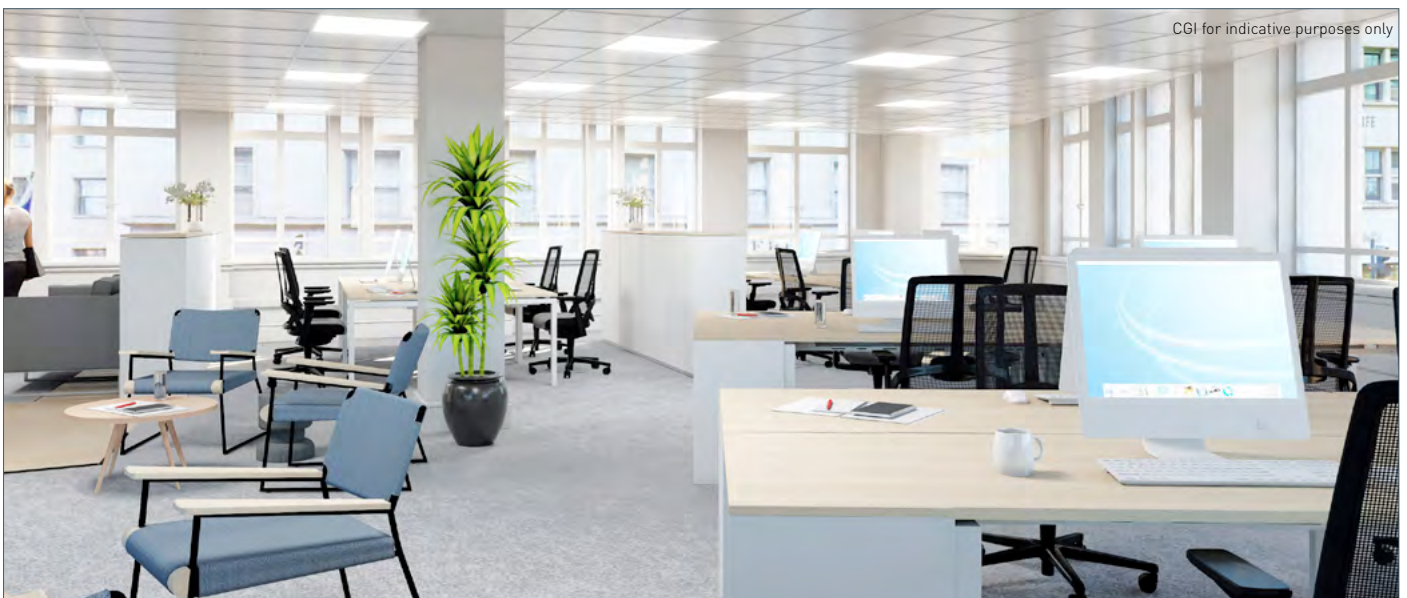
- ▶ Substantially refurbished
- ▶ New air conditioning
- ▶ New suspended metal tile ceiling
- ▶ Newly installed double glazed windows
- ▶ Excellent natural daylight
- ▶ Dual aspect
- ▶ Perimeter and underfloor trunking
- ▶ Carpeted
- ▶ Passenger lift







CGI for indicative purposes only



CGI for indicative purposes only

## LOCATION

This prominent building is situated on the east side of New Bond Street at the junction with Conduit Street. Oxford Circus and Bond Street underground stations are in close proximity. Once opened there will be access to the new Elizabeth Line (Crossrail) via a new ticket hall in Hanover Square.

In the heart of the world famous area of Mayfair the building is extremely well served by restaurants, shopping and transport facilities.







## RENT

£129,100 per annum exclusive plus VAT (£65.00 per sq ft approx.)

## EPC

C-58

## VIEWING

By appointment through landlord's sole agents:



**Will Gyngell**

[william.gyngell@hng.co.uk](mailto:william.gyngell@hng.co.uk) • 020 3205 0203

**Richard Spencer**

[richardspencer@hng.co.uk](mailto:richardspencer@hng.co.uk) • 020 3205 0204

Hargreaves Newberry Gyngell Limited



**CITY  
OF  
LONDON**

Note that particulars are submitted for guidance only and do not form part of any contract.  
Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire.  
All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (2020)