

# 3rd Floor, 25 Bury Street, London, SW1

## Grade A Office Space in Prime London Location

### OFFICE

London | Consultancy | Transactions | Independent | Experienced

#### Location

25 Bury Street sits in one of London's most desirable locations. With many of the best shops and restaurants in London plus excellent transport links, it is no wonder that the area is occupied by high profile businesses.

#### Description

25 Bury Street provides six floors of best in class Grade A accommodation with typical floor plates of c. 1,750 sq. ft. The available accommodation comprises the 3rd floor which is fully fitted and cabled.

#### Accommodation

Description	sq ft	sq m
Third Floor	1,762	163.6
<b>Total</b>	<b>1,762</b>	<b>163.6</b>

#### Specification

- 4-Pipe fan coil air-conditioning
- Discrete WCs on each floor
- 2 x 10 person passenger lifts
- Fully accessible raised floors
- Bespoke stretched fabric ceiling
- Showers and cycle store
- Base build designed to 1:10 sq m occupancy density
- LED Lighting throughout
- Concierge reception
- Future tenant use plant areas and risers
- BREEAM "Excellent"

#### EPC

The property has an EPC rating "B".

#### Term

New lease available direct from the Landlord, The Crown Estate

#### Rates

£52.60 per sq ft.



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2019

Levy Real Estate LLP  
Nuffield House, 41-46 Piccadilly  
London W1J 0DS

T +44 20 7930 1070  
E [info@levyrealstate.co.uk](mailto:info@levyrealstate.co.uk)

[www.levyrealstate.co.uk](http://www.levyrealstate.co.uk)

25 Bury Street,  
London, SW1

Grade A Office Space in Prime London Location

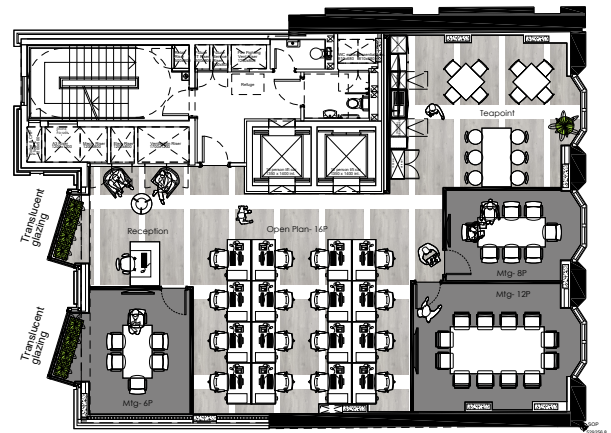
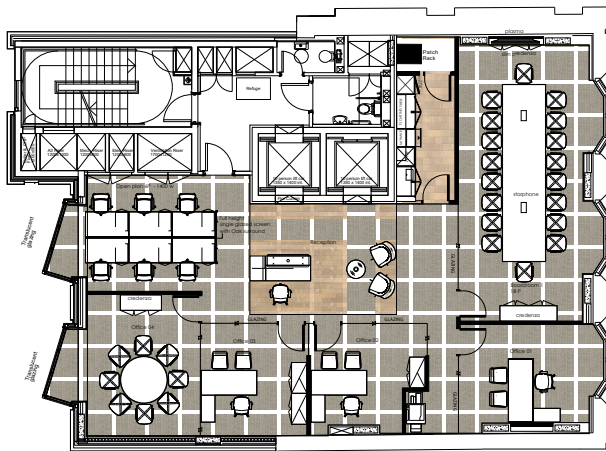


OFFICE

London | Consultancy | Transactions | Independent | Experienced

## Floor Plan

Not to scale, indicative only



## Rent

£105.00 per sq ft

## Service Charge

£18.14 per sq ft

## Further Information

### Oliver Pardoe

T 020 7747 0161

E [oliver.pardoe@levyrealestate.co.uk](mailto:oliver.pardoe@levyrealestate.co.uk)

### Samantha Jones

T 020 7747 0140

E [samantha.jones@levyrealestate.co.uk](mailto:samantha.jones@levyrealestate.co.uk)

### James Elliott

T 020 7747 0143

E [james.elliott@levyrealestate.co.uk](mailto:james.elliott@levyrealestate.co.uk)

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2019

Levy Real Estate LLP  
Nuffield House, 41-46 Piccadilly  
London W1J 0DS

T +44 20 7930 1070

E [info@levyrealestate.co.uk](mailto:info@levyrealestate.co.uk)

[www.levyrealestate.co.uk](http://www.levyrealestate.co.uk)

