

**103 Mount Street  
London, W1**

**Superb fitted out offices with fantastic views !**

4,040 sq ft/375 sq m approx



**LOCATION:**

The building is located on the south side of Mount Street close to the junction with Carlos Place and in one of Mayfair's most sort after streets and with fantastic views over Mount Street Gardens to the rear. Green Park and Bond Street tubes are both with a short distance offering excellent transport links.

**DESCRIPTION:**

The offices are on the fifth floor of the building and are very well fitted out to provide perimeter offices and meeting rooms and a central open plan trading area along with a catering kitchen and demised WC's and showers.



**AMENITIES:**

- Manned reception (recently remodelled)
- Air conditioning
- Raised floors
- Two lifts
- Fitted out
- Demised WC's and showers
- Fibre into the floor 100Mbps download/ 20 Mb upload
- Catering kitchen

**LEASE:**

Either a sublease until Sept 2022 or an assignment of the existing lease until Sept 2027 with a tenant break in Sept 2022.

**OUTGOINGS:**

Rent : £100.00 psf  
Rates: £ 39.39 psf  
Service charge : £12.12 psf (capped at £13.80 psf)

**EPC Rating :**

B40



**Contact Information:** For further information or to arrange an inspection please contact:

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**Subject to Contract 04/19**