

**50 GROSVENOR HILL, MAYFAIR, W1**



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High Quality Mayfair Offices  
To Let

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5,539 sq ft  
(514.59 sq m)

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## LOCATION

The building is situated on Grosvenor Hill which connects Berkeley Square to the south and Grosvenor Street to the north and offers immediate access to the capital's finest hotels, restaurants and shopping facilities.

Transport links are excellent with Bond Street (Elizabeth (Crossrail 2019), Jubilee and Central lines), Green Park (Piccadilly, Victoria and Jubilee lines), Piccadilly (Bakerloo and Piccadilly lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations all within easy walking distance of the building.

## ACCOMMODATION

The accommodation comprises the entire 1<sup>st</sup> floor which has been fitted out to an excellent standard which provides high quality office accommodation in a corporate style layout. The Grade A building was redeveloped behind a retained façade in 2011 and benefits from a spacious manned entrance hall and two passenger lifts.

First Floor: 5,539 sq ft

## AMENITIES

- Concrete Chilled Beam Cooling System
- Excellent natural light
- Raised Floor
- Commissionaire
- 2 x Passenger Lifts
- Showers Facilities and Bike Racks
- Large open plan kitchen break out space
- BREEAM Rating "Excellent"

Floor Plan



## COSTS

PASSING RENT:	£500,000 per annum (£90.27 per sq ft)
BUSINESS RATES:	£38.78 per sq ft
SERVICE CHARGE:	£13.62 per sq ft

## TERM

The offices are available by way of sublease or assignment (held inside the Landlord and Tenant Act 1954 Part II) to May 2022.

Alternatively a new lease is available directly from the landlord on terms to be agreed.

## VIEWING

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