

MAYFAIR OFFICES TO LET

47 Curzon Street, Mayfair, London, W1J 7UJ

1,460 sq ft self-contained offices



LONDON | MONACO



Location

The property is situated on the southern side of Curzon Street, the thoroughfare running from Berkeley Square to Park Lane. This prime pocket of Mayfair benefits from close proximity to the popular bars and restaurants Shepherds Market has to offer as well as being within a short walk of Berkeley Square. Green Park Underground Station provides easy access throughout London via the Jubilee, Piccadilly and Victoria lines.

Description

The property comprises of a brick built period building, comprehensively refurbished throughout to provide a modern specification whilst still retaining the charming period features of this Grade II listed property. The space comprises of self-contained office accommodation over the first, second and third floors including:-

- Secure entrance with videophone
- Perimeter trunking
- Kitchenette & shower facilities
- New air conditioning system
- 24 hour access
- CAT 5 cabling throughout
- LED lighting
- Roof Terrace

Misrepresentation Act 1967: Pastor Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Pastor Real Estate Limited or any person in their employment authority to make or give, any representation or warranty whatsoever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991. These details are believed to be correct on the date of preparation however may be subject to subsequent amendment/s.

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Lease

The property is available on a new lease by arrangement directly with the Landlord, contracted outside of the Landlord & Tenant Act 1954.

Rent

£120,000 per annum (£82.19 per sq ft)

Business Rates

Approximately £52,400 per annum (£35.89)

Prospective tenants are advised to make their own enquiries with regard to Business rates with Westminster City Council

Service Charge

N/A

Legal Costs

Each party to be responsible for their own legal costs.

Floor Areas

The flowing accommodation is available:-

Floor	sq m	sq ft
Ground	2.3	24.8
First	51.7	556.5
Second	53.4	574.8
Third	28.2	303.5
Total	135.6	1,460

Approximate Net Internal Area (NIA).

Contact

For further information or to arrange to view please contact:

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christopher.mitchell@pastor-realestate.com

www.pastor-realestate.com



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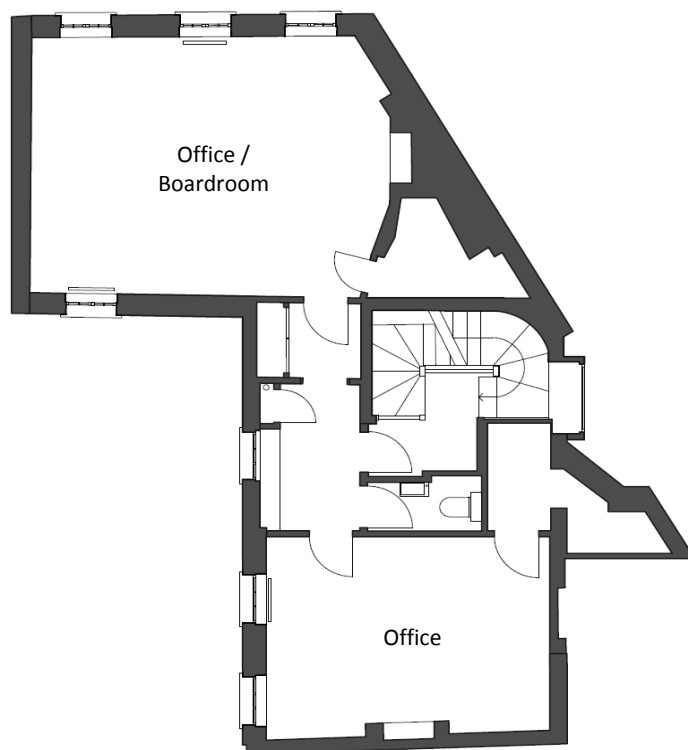
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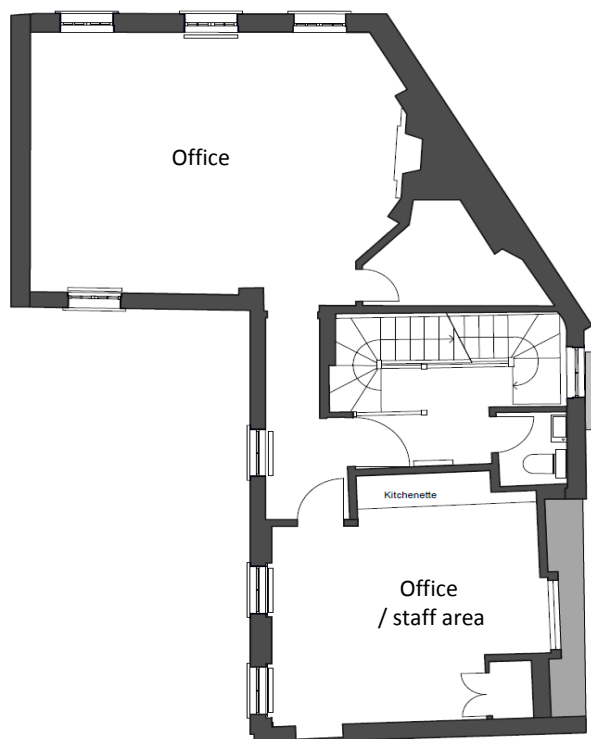
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Floorplans

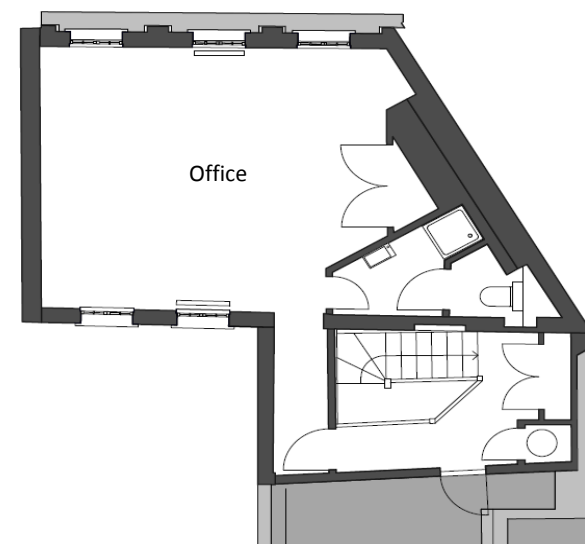
1st Floor



2nd Floor



3rd Floor



Not to scale

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