

## Great Value Short Term Office Space

### Subject to Contract

### Location

Lansdowne House is based in the heart of London's West End, located on the Southside of Berkeley Square, an internationally renowned address with a wide range of retail and restaurant offerings nearby.

Lansdowne House has excellent connectivity to Green Park (Jubilee, Victoria, Piccadilly), Bond Street (Jubilee, Central) and Piccadilly Circus (Piccadilly, Bakerloo) underground stations which are all within an easy reach.

### Description

The incoming tenant will benefit from:

- A high quality fit out (furniture not included)
- Commissionaire and 24 hour building security
- 6 passenger lifts
- Bicycle spaces
- Newly refurbished toilets
- Raised floors
- Air conditioning
- 3 entrances

### Terms

A new lease directly from the Landlord for a term to be agreed with a rolling landlord development break from June 2021

Floor	Size (sq ft)	Size (sq m)
First	20,283	2,163.1



Costs	psf exclusive subject to contract
Rent	£45.00 per sq ft
Rates	c. £45.00 per sq ft
Service Charge (18/19)	Capped at £12.34 + utilities

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## First Floorplan

