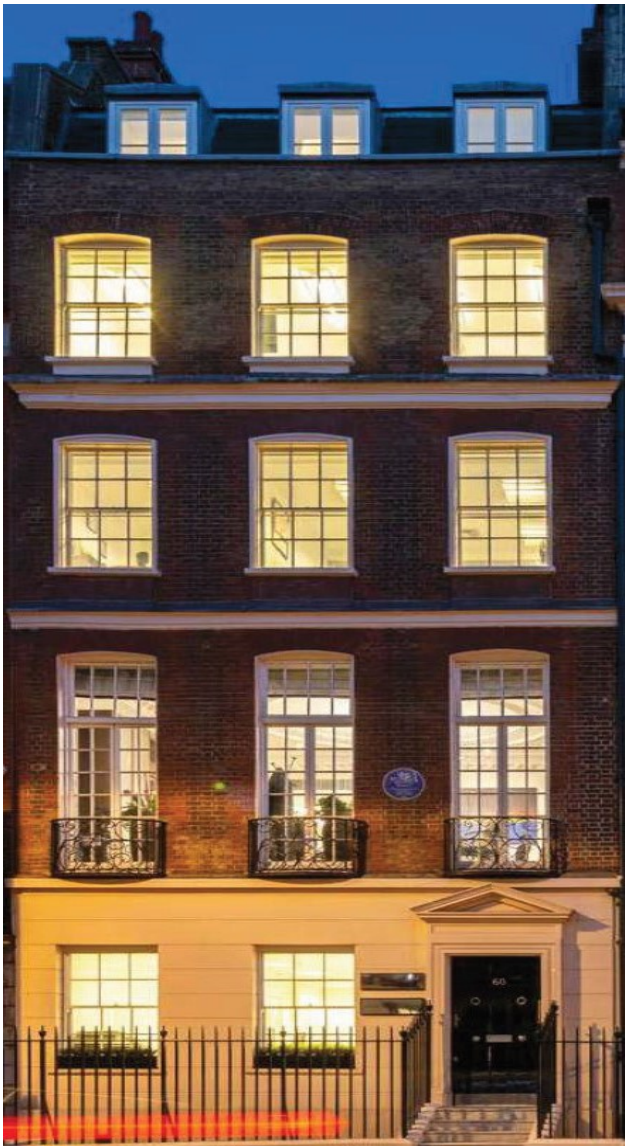


## 60 Grosvenor Street, London W1

First, Ground and Lower Ground Floors

Total area : 4,844 sq ft

*Stunning fully fitted space available on flexible lease terms*



- 1st floor chairman's office
- Large open plan ground floor offices
- Eight fully serviced meeting rooms
- Shared use of large courtyard
- Ready for immediate occupation

## 60 Grosvenor Street, London W1

### Location

In the heart of Mayfair, 60 Grosvenor Street sits on the southern side of the street and only a stone's throw from the picturesque Berkeley Square. The surrounding area offers the Capital's finest hotels, restaurants and shopping facilities.

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

### Description

The available accommodation comprises the ground and first floor office space along with the lower ground floor meeting rooms which are fully fitted and ready to occupy. The ground floor is accessible straight off a smart manned reception and benefits from a large communal courtyard.

LG Floor:	1,320 sq ft
Grd Floor:	2,983 sq ft
1st Floor:	541 sq ft
<b>TOTAL</b>	<b>4,844 sq ft</b>

### Term

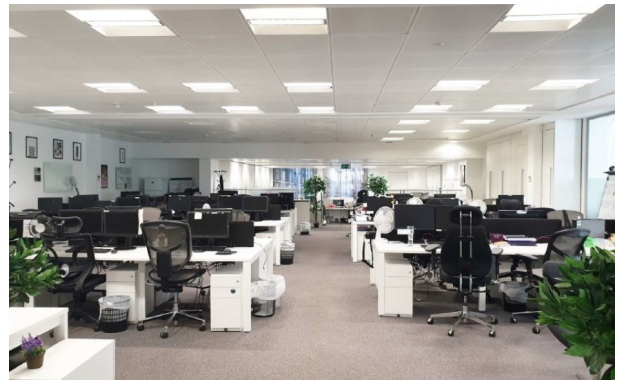
A lease to June 2022, but the lessor has stated that they would be happy to grant a longer term.

### Rent

£52,200 per calendar month, (inclusive of rent, rates and service charge), which is based on a rent of £78.93 per sq ft.

### Energy Performance

TBC



For further information or to arrange a viewing please contact the sole agents:

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02/21

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Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.