

105 PICCADILLY, MAYFAIR, W1

**PRESTIGIOUSLY LOCATED PERIOD OFFICE
4,327 SQ FT AVAILABLE FOR LEASE**



GERALDEVE



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3,271 SQ FT AVAILABLE FOR LEASE



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Location

105 Piccadilly occupies a prominent position on Piccadilly, between Hyde Park Corner and Green Park Underground stations (Jubilee, Victoria & Piccadilly Lines). The property offers a prime location opposite Green Park and east of Hyde Park that is well served by excellent transport connectivity and superb local amenities to include international hotels, restaurants, bars and retail.

Description

105 Piccadilly offers contemporary office accommodation within the charm of a period building sitting on the South West side of Mayfair.

The 6th floor has recently been fully refurbished to Category A standard. The floor benefits from excellent natural light and fantastic views to the south over Green Park. The part 1st floor comprises a period office suite, which has been recently redecorated to a high standard.

Specification

- Newly Refurbished Cat A
- 24 hour manned reception
- Newly refurbished period style reception and common areas
- Perimeter air conditioning
- Raised floor
- Refurbished demised WC's
- Suspended ceilings with LED lighting
- 2 passenger lifts (1 x 8 person & 1 x 11 person)
- Spectacular view over Green Park
- Elegant period features

EPC available upon request

Areas

Part 1st floor: 1,056 sq ft – Available
Part 6th floor: 3,271 sq ft – Available

Total Available: 4,327 sq ft

Term – A new five year lease is available direct from the landlord.

Rent – £79.50 per sq ft

Rates – c.£30.68 per sq ft (2018/2019)

Service Charge – c.£14.00 per sq ft

Viewing

By appointment through Gerald Eve LLP and Montagu Evans:

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