

Bright sixth floor office suite with stunning views over Hyde Park



1 Great Cumberland Place, London W1

2,452 square feet

- Excellent condition
- Partly fitted with glazed partitions
- Private wc
- Fitted kitchen
- Large boardroom looking over Hyde Park
- 2 lifts with commissionaire
- Immediately available

Location

1 Great Cumberland Place is an imposing period fronted building situated on the north side of Hyde Park Corner opposite Marble Arch, next to Marble Arch underground station and looking down towards Park Lane and Hyde Park.

Accommodation

The available suite of **2,452 sq ft** is situated on the part sixth floor in the south east corner. Approached by a spacious entrance hall and two lifts, the suite is laid out broadly in three sections and has some quality partitioning in situ, with a private wc and a kitchen and comms room. The suite is therefore available for immediate occupation.

Lease Term

A new effective FR&I lease, outside the Act, subject to rolling landlord breaks from September 2017.

Rent

£110,000 per annum exclusive of VAT, rates and service charges

Possession

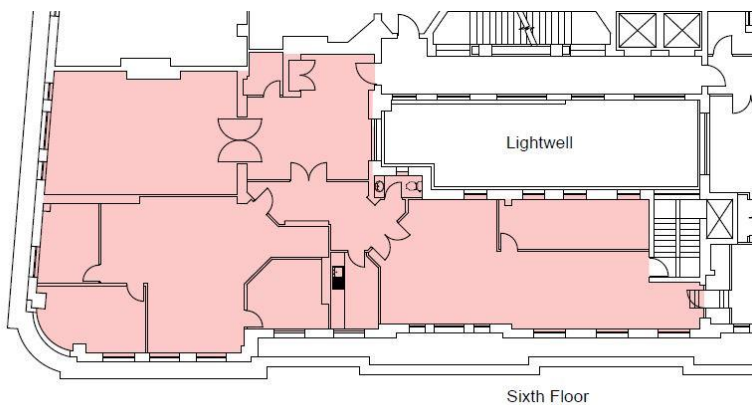
Immediate

Viewing

By appointment with the Landlord's joint agents

Contact

Ed Carter or Mike MacKeith at GN2 on 020 7183 7676 or Peter McNamara or Catherine Tilley at Colliers on 020 7935 4499



Floor plan not to scale

April 2015