

From 2,958 – 6,832 sq ft to Let in a Prominent Mayfair Building



20 Balderton Street, London, W1K 6TL

4th Floor (south) – 2,958 sq ft

5th Floor (north) – 3,874 sq ft

- Large modern ground floor reception
- Fully fitted to benefit from meeting rooms, private offices and open plan
- 3 pipe VRV air conditioning
- Raised floor
- Excellent natural light on three sides
- Male and female WC's
- 3 x passenger lifts
- Shower
- Bicycle Storage on first floor mezzanine

Location

This prominent building is situated on the east side of Balderton Street on the junction of Oxford Street to the north of Mayfair.

The immediate area is well served by the shops and restaurants on Oxford Street, not to mention the new Beaumont Hotel (the first hotel by Corbin & King, the London restaurateurs behind The Wolseley – opening Oct 2014) overlooking Brown Hart Gardens.

It also benefits from good public transport, with various bus routes along Oxford Street, and easy access to Bond Street and Marble Arch tube stations (Central and Jubilee lines).

Description

20 Balderton Street has a contemporary manned reception. The part 4th and part 5th floors are fitted out to a good standard providing a mixture of open plan and partitioned private office, and benefits from 3 pipe VRF air conditioning, raised floors, suspended ceiling and excellent natural light.

Tenure Offerings & Quoting Terms

Either: Short term Sublet from mid October 2014 to mid March 2015 – “plug & play”, quoting £25.00psf;

Or: Assignment of the leases, both expiring in December 2017 with a mutual break from 25th March 2015. Passing rent c.£55.00psf;

Or: A new lease can be made available to March 2020, direct from the Landlords at a quoting rent of £75.00psf – N.B. the Landlords have approx. 3,876 sq ft on the part 4th floor (north) and the part 5th floor (south) approx. 2,900 sq ft will become available later in the year.

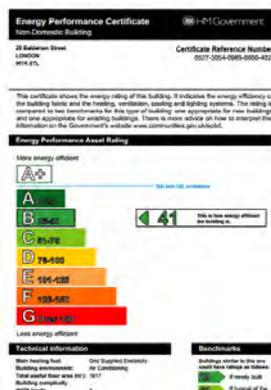
Rates payable are c.£39.71psf (4th) and c.£37.25psf (5th), and the service charge is currently running at c.£13.45psf. Prospective Tenants are advised to make their own enquiries in respect of the Rates payable.

Possession

October 2014

Contact

For more information, please contact either Nigel Wallnöfer on 0207 183 6508 or Edward Carter on 0207 016 3120.



June 2014