



MOUNT STREET

Mayfair W1

3,276 sq ft (304.35 sq m) To Let

Unique self-contained office suite with terrace
and own street access



DESCRIPTION

A self-contained ground and lower ground office suite which has been totally refurbished to the highest standard, with a newly-created front door and entrance directly from Mount Street, new air-conditioning, data cabling, four wcs, a shower and two kitchenettes. The floors link via a new staircase and the rear of the lower ground has access to a private patio of some 600 sq ft.

AMENITIES

- Private street entrance and unique address
- New air-conditioning
- Cat 6 data cabling
- New bespoke lighting, flooring, carpeting and joinery
- Two kitchens
- New shower and four new wcs
- Private patio of c.600 sq ft
- Prime Mayfair location
- Building manager





ACCOMMODATION

	sq m	sq ft
Ground offices	141.58	1,524
Lower ground offices	143.07	1,540
Ground entrance lobby	8.36	90
Ground kitchen	6.32	68
Lower ground kitchen	5.02	54
Total Floor Area	304.35	3,276





LOCATION

This striking period fronted property forms part of an uninterrupted terrace on the north side of Mount Street between its junctions with South Audley Street and Park Street. The location is renowned for its high-end retail, restaurants and clubs. Mount Street is home to the Connaught, Scotts and George's Club. Grosvenor Square, Berkeley Square and Hyde Park are all a short walk from the property.



Not to scale

TERMS

A new lease is available for a term to be agreed. Terms are available on application

EPC

TBC.

VIEWING

By appointment with GN2.

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November 2016.

TAYLER REID.