

PRIME PICCADILLY OFFICE SUITE TO LET- LEASE TO BE ASSIGNED**First Floor, Foxglove House, 166 Piccadilly, London W1****1,950 square feet**

- Whole First floor
- Opposite Royal Academy and Old Bond Street
- Moments from Green Park underground station
- Commissionaire
- Fitted-out and available for immediate occupation
- Self-contained with two private wcs
- Comfort cooling units
- Passenger lift
- Raised floors
- Attractive Lease Terms
- EPC Rating - D

Location

This attractive building is located on the south side of Piccadilly, opposite Old Bond Street between the junctions of St James's Street and Duke Street. The Ritz, Fortnum & Mason, Green Park, St James's Square and Piccadilly Circus and Green Park Underground stations are all close by. Numerous bus routes run along Piccadilly.

Description

The entire first floor in this recently-refurbished building has been fitted out to a high standard providing a large board room, meeting room, kitchen and an open plan office area. The building has a commissionaire and the suite is self-contained with its own wcs.

Net Internal floor area:

First Floor – 1,950 sq/ft

Terms

The building is available by way of assignment of the existing lease, Outside the Act, for a term to expire 21 December 2021 at a current passing of £102,375 pax (**£52.50 per sq/ft**)

The lease contains a rent review and tenant's option to determine in December 2016 on 6 months' notice, and six months' rent free immediately after the break

Premium

Premium offers are invited for the benefit of the lease.

Possession

Immediate, on completion of legal formalities

Contact

For further information, please contact either Mike MacKeith or Pippa Vincent at GN2 on 020 7183 7676

