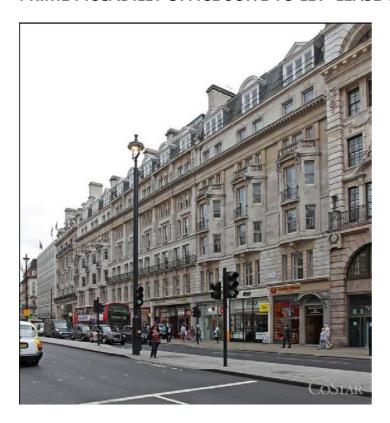
## PRIME PICCADILLY OFFICE SUITE TO LET- LEASE TO BE ASSIGNED



# 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





