

****NEW INSTRUCTION****

43 UPPER GROSVENOR STREET

LONDON W1



ATTRACTIVE PERIOD REDECORATED OFFICE FLOORS

702 SQ FT (65.22 SQ M) – 1,817 SQ FT (168.81 SQ M) TO BE LET

LOCATION:

43 Upper Grosvenor Street is located on the south side of Upper Grosvenor Street, directly opposite the American Embassy and close to Grosvenor Square. The nearest underground stations are Marble Arch and Bond Street (Central and Jubilee Lines). The area is well served by varied selection of restaurants, cafes and bars and is easily accessible to the wide range of shopping in Oxford Street.

020 7522 8500

DESCRIPTION: The accommodation comprises the entire 3rd and 4th floors, which are approached via a manned reception area, having a total net internal floor area as follows:

Floor	Description	Sq Ft	Sq M
Fourth	Offices	702	65.22
Third	Offices	1,115	103.59
Total	Offices	1,817	168.81

The floors are available to let separately or together.

SPECIFICATION:

- Redecorated period offices
- Automatic passenger lift (to 3rd floor)
- Kitchenette on each floor
- Centrally heated
- Manned reception
- Shared meeting facilities (by arrangement)

TERM: New leases direct from the Landlords for up to five years.

RENT: 4th Floor: £75.00 per sq ft per annum exclusive of all outgoings and VAT.

3rd Floor: £80.00 per sq ft per annum exclusive of all outgoings and VAT.

SERVICE CHARGE: Fixed at £12.00 per sq ft plus annual increases in line with the Retail Price Index.

BUSINESS RATES: Current rates payable equate to approximately £30.00 per sq ft.

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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