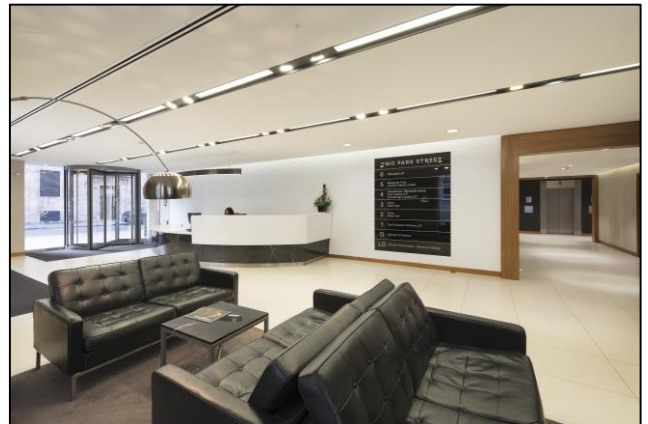


Attractive Fitted Mayfair Office Suite

2 Park Street
London W1



Recently Refurbished Office Suite
2,376 sq ft (220.74 sq m) To Let

Location

2 Park Street occupies a prominent but quiet position on the north side of South Street on the corner of Park Street, in the heart of London's Mayfair. It is approximately a nine minute walk to both Hyde Park Corner (Piccadilly Line) and Marble Arch (Central Line) Stations. It is also a short walk to Hyde Park and Mount Street Gardens.

020 7522 8500

Description

The suite is accessed via an impressive entrance, benefitting from a commissionaire, three passenger lifts and excellent natural light. The office suite is situated on the part 4th floor and benefits from the following amenities:

- Dual aspect reception
- Refurbished common parts and WC
- Four-pipe fan-coil air conditioning
- Fully accessible raised floors
- Excellent natural light
- 3 passenger lifts

Term

The floor is available on a sub-lease to 31/05/2020.

Rent

£67.50 per sq ft, exclusive of all outgoings plus VAT.

Business Rates

The Business Rates are estimated at £41.37 per sq ft for the year 2017/2018.

Service Charge

The Service Charge is approximately £14.69 per sq ft.

EPC

TBC

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

Julian Leech
020 7522 8525
jleech@mellersh.co.uk

George Reynolds
020 7522 8524
greynolds@mellersh.co.uk