

43 UPPER GROSVENOR STREET, W1

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& harding
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Offices to Let

702 SQ FT (65.22 SQ. M) – 1,817 SQ FT (168.81 SQ. M)

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.

Accommodation

The floors are arranged following approximate net internal floor areas :

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

- Redecorated Period Offices
- Automatic Passenger Lift (to 3rd floor)
- Shared Garden/courtyard area.
- Centrally Heated
- Manned Reception
- Shared Meeting Room Facilities (by arrangement)

Lease

New leases are available for a term of up to five years.

Rent

We are quoting a rent of £66.00 per sq. ft exclusive.

Business Rates

The estimated business rates payable equate to £30.00 per sq. ft, however, interested parties are advised to make their own enquiries with the council.

Service Charge

The current service charge budget is running at £12.00 per sq. ft.

Viewings

Strictly by appointment with the joint sole letting agents **MELLERSH & HARDING LLP & CLUTTONS**

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