



HARRISON LEGGETT

81 PICCADILLY MAYFAIR LONDON W1
FULLY FITTED SUPERBLY LOCATED 'PLUG AND PLAY' OFFICE SUITE TO LET

THIRD FLOOR 2519 SQ FT (234 SQM)



LOCATION

The building is located on the North side of Piccadilly, at the junction and with its entrance in Bolton Street. Communication links are excellent with Green Park Underground Station (Jubilee Piccadilly and Victoria Lines) within easy walking distance. The area offers the excellent shopping, dining and entertainment facilities of Mayfair and St James.

DESCRIPTION

The accommodation provides an office suite on the THIRD FLOOR accessed by a high quality reception and modern wood panelled 4 person passenger lift. The offices are divided by glass partitions into a mixture of impressive reception, Boardroom, open plan and private offices served by a fully fitted kitchen. The offices are provided with fully accessible raised floor, air conditioning and a metal tiled suspended ceiling with inset lighting.

15 Berkeley Mews, London W1H 7AX

020 7487 5265

AMENITIES

- MODERN AUTOMATIC PASSENGER LIFT
- IMPRESSIVE RECEPTION
- AIR CONDITIONING
- RAISED FLOORS
- METAL TILED SUPENDED CEILING WITH INSET LIGHTING
- FITTED KITCHEN
- PLUG AND PLAY WITH FURNITURE AVAILABLE
- EXCELLENT NATURAL LIGHT

LEASE

New lease outside L & TA for a term of 2 years or 4 years with a Landlord/Mutual break after 2 years

RENT

£50 p sq ft pa exclusive

RATES

Approximately 21.48 p s ft 2012/13.

SERVICE CHARGE

£7.96 psqft

VIEWING

Through Joint Agents

Harrison Leggett 0207 487 5265

Nigel Harrison nh@harrisonleggett.co.uk

Graeme Leggett gl@harrisonleggett.co.uk

James Brown Real Estate 020 7323 7485

James Brown james.brown@jbre.co.uk