



105 PICCADILLY, W1

"PLUG AND PLAY"

Offices to let

1,197 sq ft

SITUATION The property is situated on the North side of Piccadilly at the junction with Brick Street overlooking Green Park. Both Green Park and Hyde Park underground stations are within a few moments walk from this building.

DESCRIPTION Comprises a period open plan office suite with a 17 ft ceiling on the ground floor overlooking Green Park, totalling approximately 1,197 sq ft.

N.B. Furniture can be made available by separate arrangement.

AMENITIES

- * Commissionaire
- * 24 hour access
- * Chandeliers
- * Superb natural light
- * Comfort cooling
- * Period features
- * Perimeter Trunking
- * Cat 5e cabling

RENT £48,500 per annum exclusive.

LEASE for a term to expire September 2013.

S/C Capped at £12.50 p sq ft.

RATES £18.41 p sq ft 2011/12.

POSSESSION Immediate upon completion of legal formalities.

VIEWING By appointment through sole agent as above.

Joshua Gilbery- 020 7499 6070

