



**PROBABLY THE BEST REFURBISHED BUILDING
EVER TO BECOME AVAILABLE IN MAYFAIR
3 OFFICE FLOORS PLUS 3 RESIDENTIAL FLATS
5,421 SQ FT**

Only for the discerning wealthy



LOCATION

This prestigious building is situated in the heart of Mayfair on the eastern side of the thoroughfare opposite the Dorchester Hotel and at the junction with Upper Grosvenor Street.

DESCRIPTION

Comprising an absolutely stunning self-contained building set back from the street and refurbished to the most exacting standards and arranged as offices over the lower ground, ground and first floors (2,800 sq ft) together with 3 spectacular self contained flats on the 2nd (877 sq ft), 3rd (882 sq ft) and 4th (862 sq ft) floors each comprising 3 rooms, kitchen and bathroom.

The building provides a safe haven for those requiring anonymity.

AMENITIES

- FURNISHED THROUGHOUT
- AUTOMATIC PASSENGER LIFT
- AIR CONDITIONING
- CAT 5 CABLING THROUGHOUT
- PARQUET FLOORING TO OFFICES
- ENTRY PHONE SYSTEM

LEASE

A new lease is available for a term to be agreed.

RENT

£450,000 per annum exclusive.

VIEWING

By appointment through joint sole agents.

Simon Korn Commercial Property Consultants

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