

48 CHARLES STREET, MAYFAIR, LONDON W1J 5EN

T 020 7499 6070

F 020 7499 6080

E info@simonkorn.co.uk

W www.simonkorn.co.uk

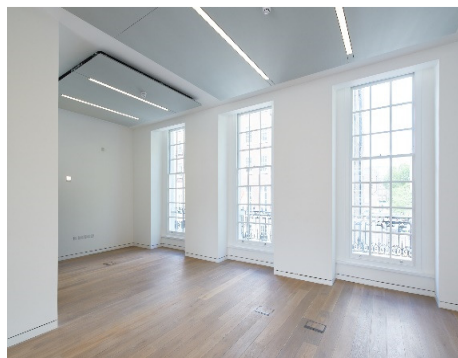
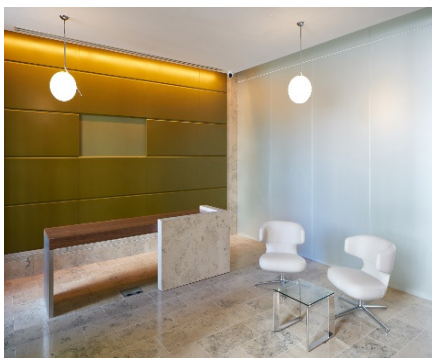
SIMON KORN
COMMERCIAL
PROPERTY
CONSULTANTS



**NEWLY REFURBISHED PLUG AND PLAY OFFICES AVAILABLE TO LET
FLEXIBLE LEASE TERMS AVAILABLE**

42 UPPER GROSVENOR STREET, MAYFAIR W1

1,213/2,432/3,645 SQ FT



020 7499 6070

The Statements contained in these Particulars are believed to be correct and are for guidance purposes only. Their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements is to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. All prices and rentals quoted are exclusive of VAT (if chargeable).

Simon Korn Ltd. Registered Address: 13 Station Road London N3 2SB. Registered No: 7933382



DESCRIPTION: This prestigious period property has been completely transformed externally and internally by award winning architect HOK's to create contemporary design behind a beautiful period façade with modern Grade "A" internal finishes. Bond Street and Green Park underground stations are close by.

ACCOMMODATION: The available office space comprises the 2nd floor (1,156 sq ft) and the lower ground floor (2,487 sq ft) both in open plan layout totally 3,643 sq ft available together or separately. The offices come fully cabled and will have shared use of the building facilities of boardrooms and manned reception at no additional cost.

AMENITIES:

* COMMISSIONAIRE	* SHARED BOARDROOM
* CAT 5 CABLING	* FIBRE OPTIC CONNECTIVITY
* GARDEN TERRACE	* LED LIGHTING
* PASSENGER LIFT	* BIKE STORAGE
* CCTV	* SUPERB NATURAL LIGHT

LEASE TERM: New flexible leases are available for 1 to 5 years.

RENT: Second floor - £155.00 per sq ft **inclusive of rent, rates and service charge together with use of boardrooms and reception.**

Lower ground - £130.00 per sq ft **inclusive of rent, rates and service charge together with use of boardrooms and reception.**

VIEWING: Via Sole Agent, Simon Kon Ltd

Thomas Korn 020 3909 3989 or Joshua Gilbery 020 3909 3988.