

20 Upper Grosvenor Street, Mayfair London, W1



Superb Self Contained Period Offices To Let in Prime Mayfair

OFFICE

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Location

20 Upper Grosvenor Street is an attractive period property situated in prime Mayfair approximately 150m from Grosvenor Square.

The location excels in its amenity offer with immediate proximity to some of London's best restaurants and hotels; The Connaught, The Dorchester, Le Gavroche and Roka to name a few. The retail amenities of Oxford Street and Bond Street are less than 5 minutes' walk away and Hyde Park is on the door step.

Description

20 Upper Grosvenor Street provides newly refurbished office accommodation in a stunning period property.

Transport

The property is approximately 0.3 miles from Marble Arch Underground Station (Central Line) with Green Park (Piccadilly, Victoria and Jubilee Lines) 0.8 miles away.

Specification

- Period features throughout with feature central staircase
- Air-conditioning throughout
- Excellent ceiling height
- Lift
- Self-contained WCs on every floor
- Kitchen facilities including large breakout area at LG
- Newly decorated and re-carpeted

Accommodation (GIA)

Description	sq ft	sq m
Second Floor	936	86.9
First Floor	884	82.1
Ground Floor	1,232	114.5
Basement	1,328	123.3
Total	4,380	406.8



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Lease

A new lease is available direct from the Landlord.

Long Leasehold Sale

Offers invited for the benefit of the existing Long Leasehold interest expiring 14th June 2034 held at a peppercorn rent of £875 per annum - there are no further reviews.

Rent

Second Floor: £67.50 per sq ft
First Floor: £67.50 per sq ft
Ground Floor: £67.50 per sq ft
Basement: £39.50 per sq ft

Rates

Second Floor: £36.21 per sq ft
First Floor: £32.78 per sq ft
Ground Floor: £39.13 per sq ft
Basement: £31.37 per sq ft

Service Charge

c. £11.0 per sq ft



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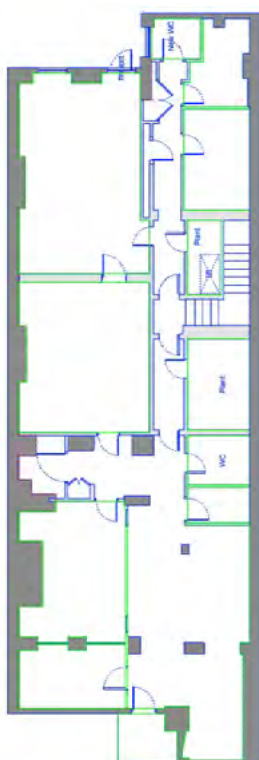
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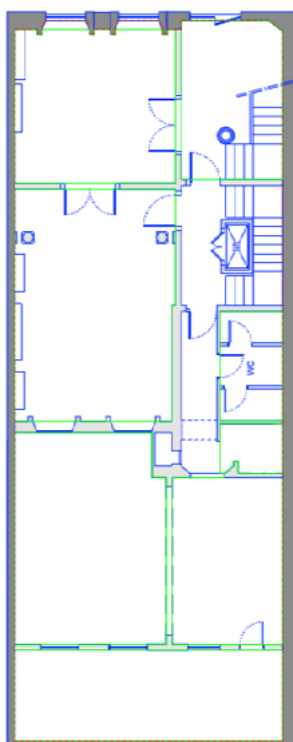
Floor Plan/s

Not to scale, indicative only

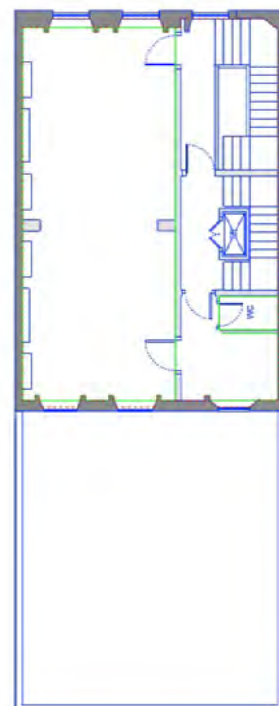
Basement



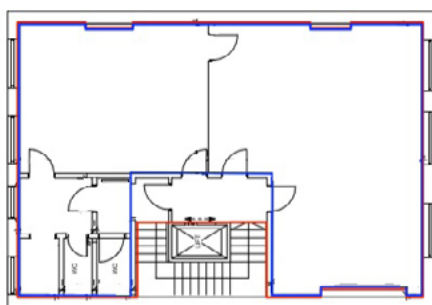
Ground Floor



First Floor



Second Floor



Further Information

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