

# BLUEBOOK



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**Address.**

1 Connaught Place, W2

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**Size.**

10,170 sq ft

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**Possession.**

Available Immediately

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## Overview.

Top quality offices overlooking Hyde Park and with outside space.

## Accommodation

The accommodation comprises of open plan office space over the Ground and Lower Ground floors with a number of meeting rooms and a kitchen / breakout area. The Ground floor benefits from a self-contained entrance and private balcony and a 3.5m+ floor to ceiling height.

Name	sq ft	sq m	Availability
Ground	3,644	338.54	Available
Lower Ground	6,526	606.29	Available
<b>Total</b>	<b>10,170</b>	<b>944.83</b>	

## Specification.

Air conditioning, LED lighting, Kitchen / break out area, Meeting rooms, Shower facilities, Bike racks, Lift, Manned reception, Outside space, Car parking available, Self-contained entrance.

## Financials.

Rent		NQ
Rates Payable	£28.16 Per sq ft	
Service Charge	£17.68 Per sq ft	
EPC Rating		Upon Enquiry

## Contacts.

**Tor Cuming**

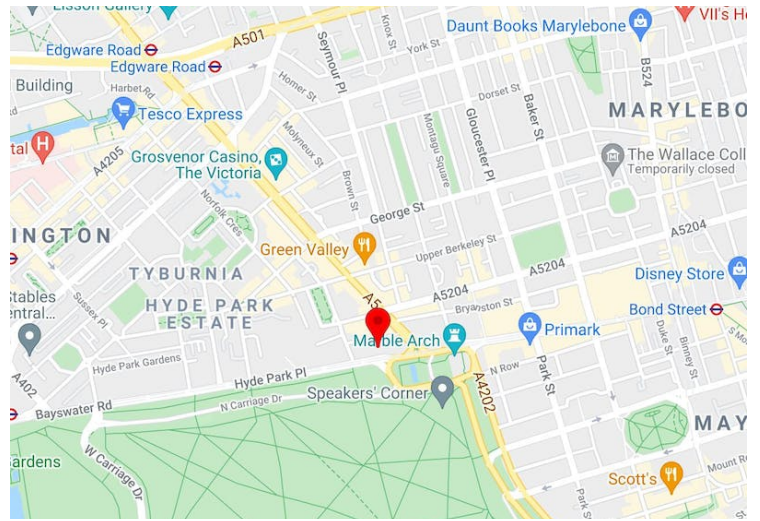
[07714 089823](tel:07714089823)

[tor@bluebooklondon.co.uk](mailto:tor@bluebooklondon.co.uk)

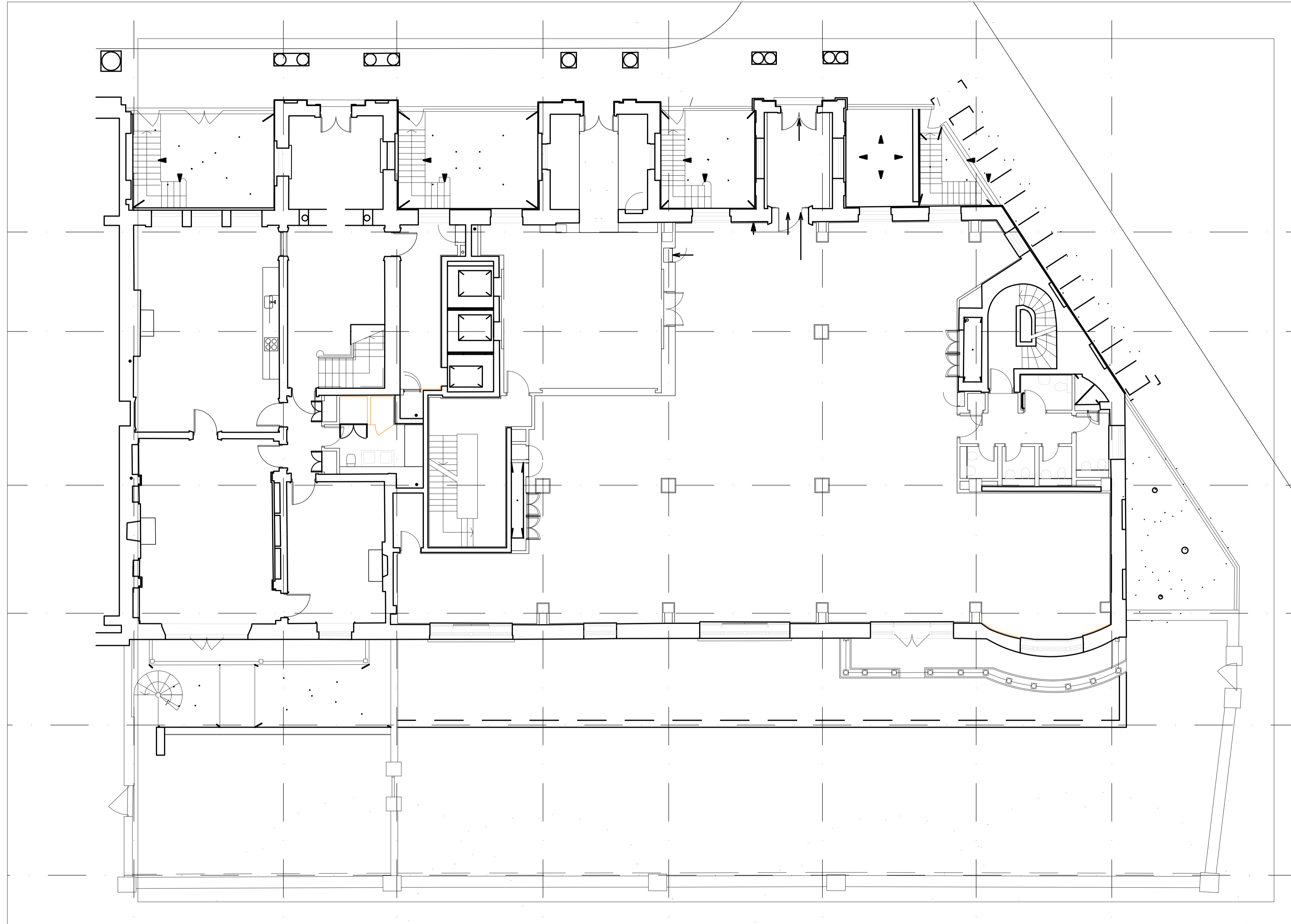
**Ollie Pardoe**

[07748 626103](tel:07748626103)

[ollie@bluebooklondon.co.uk](mailto:ollie@bluebooklondon.co.uk)

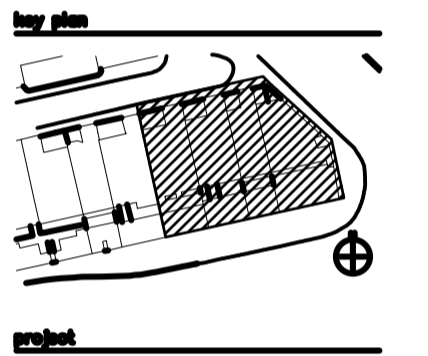


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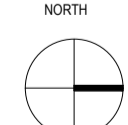
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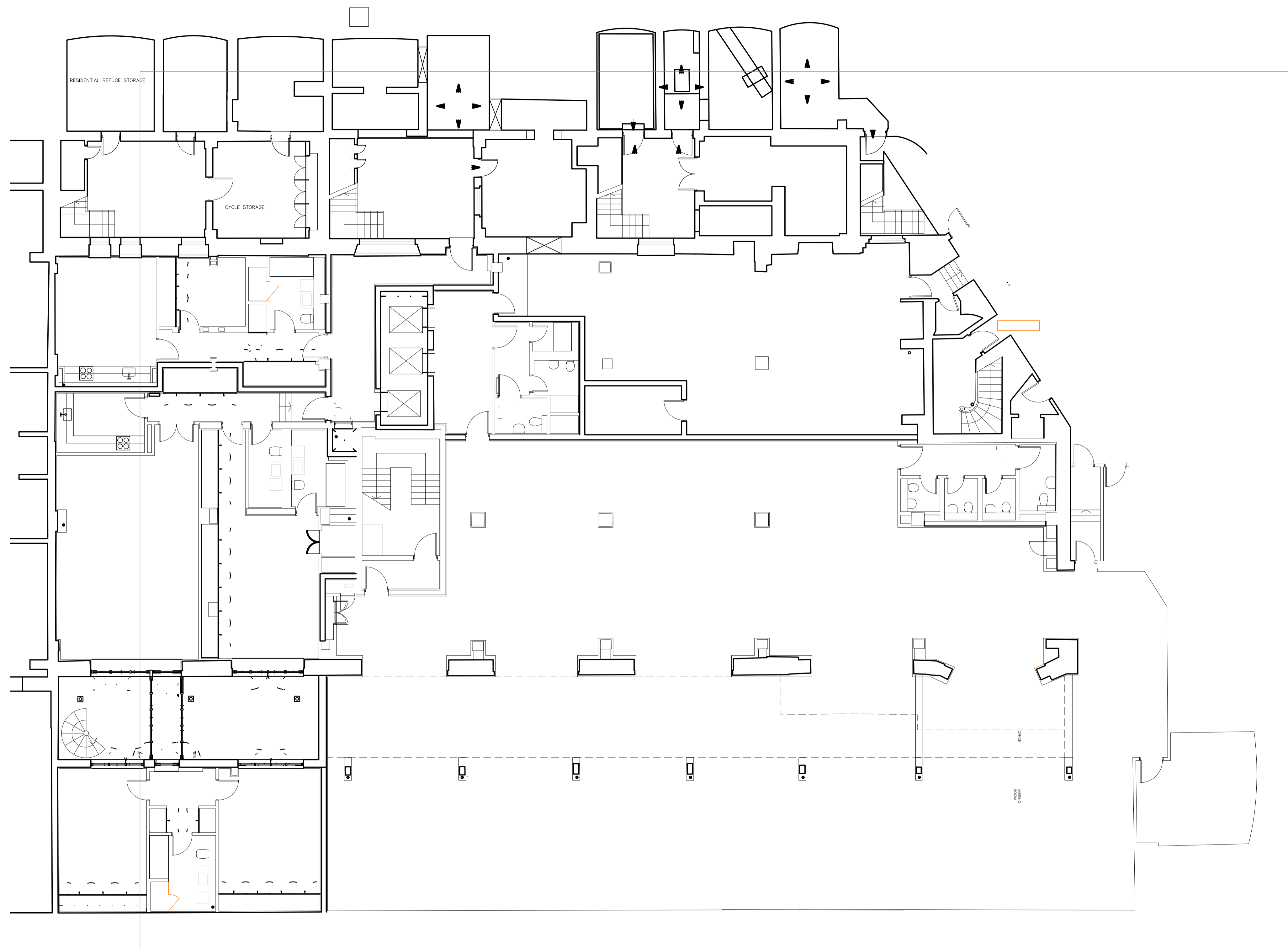
14 CONNAUGHT PLACE  
 LONDON  
 W2 2ET

DRAWING TITLE:  
 EXISTING GROUND FLOOR

DRAWN : OO	SCALE : 1:100	NORTH 
CHECKED : OO	DATE : 11.02.20	

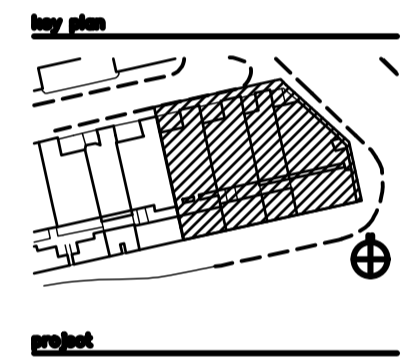
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STATUS : DRAFT	

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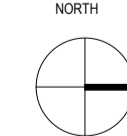
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1-4 CONNAUGHT PLACE  
 LONDON  
 W2 2ET

DRAWING TITLE:  
 EXISTING LOWER GROUND FLOOR

DRAWN : OO	SCALE : 1:100	NORTH 
CHECKED : OO	DATE : 11.02.20	

PROJECT NO. : 1612	DRAWING NO. : AP(0)09
STATUS : DRAFT	

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