

Letting Summary



# One Bolton Street

Mayfair, W1

**2,389 sq. ft available TO LET**



## Prime Mayfair Fully Fitted Office

For further information please contact:

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Prince Frederick House  
35/39 Maddox Steet  
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One Bolton Street, Mayfair, W1

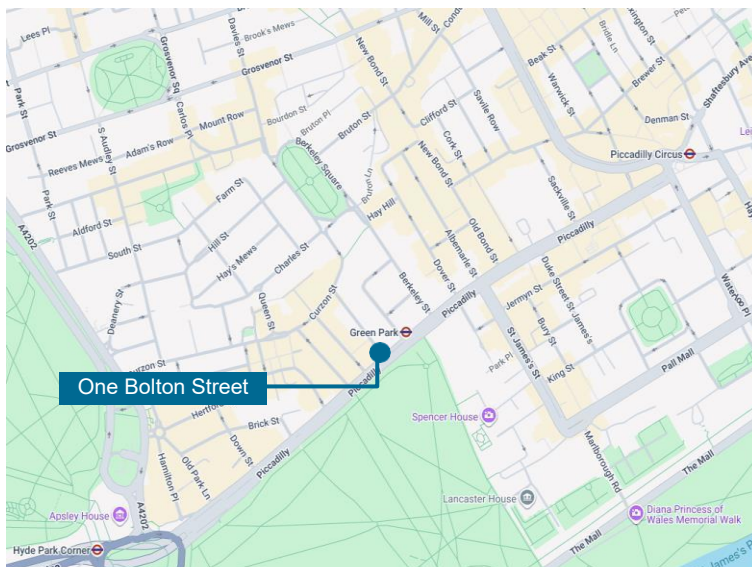
## Description

Fully fitted office space available on the second floor. The building has recently undergone significant refurbishment providing great high specification offices in Prime Mayfair.

## Location

Prime Mayfair location located prominent locations of Shepherd Market to the West and The Ritz and St James's to the East and Green Park to the South. The building is a short walk to London Underground via:

Green Park (1 min walk)  
Jubilee, Piccadilly and Victoria



## Availability

Floor	Sqm	Sqft
Second	221.94	2,389

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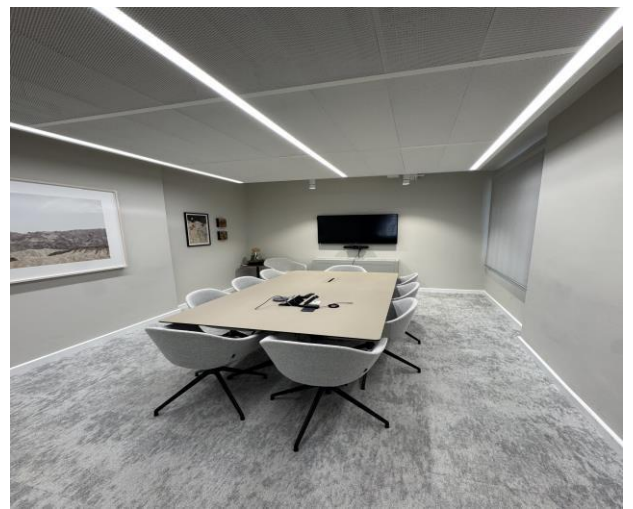
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## Specification

- Air Conditioning
- LED Lighting
- 18 permanent workstations
- 8 'hot desks'
- 1 x 10-person boardroom
- 2 x 4-person meeting rooms
- 1 x 2-person meeting room / call room
- 2 x phone booths
- Open plan kitchenette
- Breakout area
- Good natural light with views over Green Park
- End of trip facilities



## Terms

Available by way of assignment of a lease expiring 28<sup>th</sup> February 2029, with a tenant only break 28<sup>th</sup> February 2027 with 2 months rent free after the break.

## Passing Rent

£305,792 pa Equating to £128.00 per sq ft.  
Sublease rent upon application

## Business Rates

Approx. £61.23 per sq ft.

## Service Charge Budget

Approx £17.00 per sq ft.

## EPC Score

EPC A

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