



## 22 Gilbert Street, London, W1K 5HD

Stylish offices on Gilbert Street, recently refurbished with great natural light, high ceilings, access to meeting room, & great facilities!

### Key Points

- Multiple suites available ranging from 169 sq ft to 630 sq ft
- Great natural light, with a large skylight and double-aspect windows, creating a bright, uplifting working environment
- Comfort cooling units and central heating
- Manned reception
- Great transport links, with Bond Street underground station within 150m
- Open-plan layout to accommodate a range of workstations
- Available on short term, flexible lease / licence
- Modern bathroom and toilet facilities

## Summary

<b>Available Size</b>	159 to 630 sq ft
<b>Rent</b>	£14,000 - £95,000 per annum All inclusive rents
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs

## Description

22 Gilbert Street is a prestigious former town-house building benefitting from dual frontages and office use throughout. The building is arranged over Lower Ground, Ground and four upper floors and benefits from two private terraces at 1st floor and roof level. Having recently undergone a high quality refurbishment, there is a new passenger lift and air conditioning throughout. There is a manned receptionist.

### Fourth floor suite

This beautifully refurbished fourth floor office offers a bright, contemporary workspace ideally suited for modern businesses. The open-plan layout is thoughtfully designed to accommodate a mix of desk-based working and informal collaboration.

Natural light floods the space through large sash windows and an impressive central skylight, complemented by clean white walls and striking teal accent panels that add character without compromising professionalism. High ceilings and minimalist finishes create a spacious, uplifting atmosphere throughout.

The office is fitted with high-quality furnishings, including ergonomic task chairs, modular desks with integrated cable management, and soft seating around a breakout table for informal meetings or team collaboration. The environment is further enhanced by energy-efficient LED track lighting and a neutral carpet that softens acoustics.

## Location

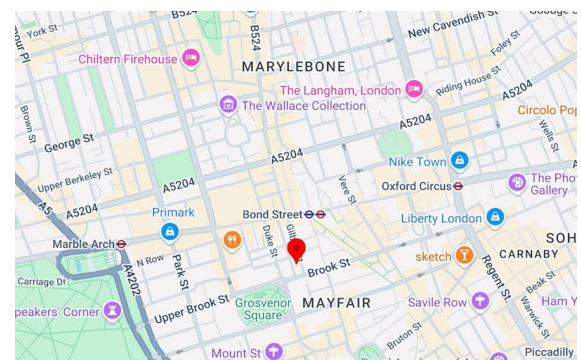
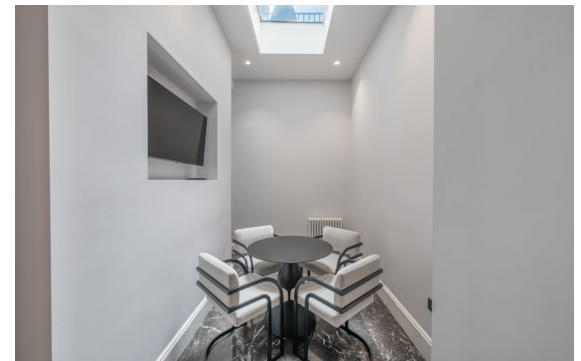
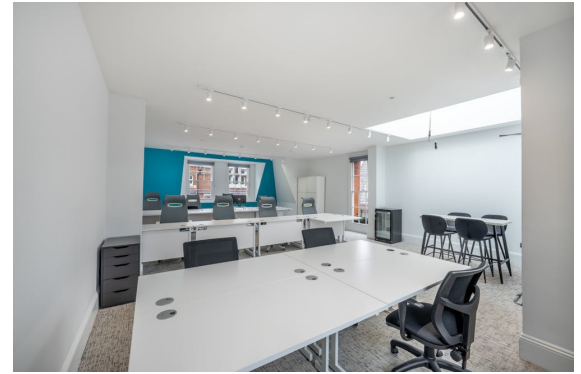
22 Gilbert Street is superbly located in the heart of Mayfair, one of London's most prestigious commercial and residential districts. Nestled just moments from Oxford Street and Bond Street station (Central, Jubilee & Elizabeth Lines), the property benefits from exceptional transport links and easy access to key West End destinations.

The surrounding area is home to a wide range of high-end retailers, fine dining restaurants, boutique cafés, private members' clubs, and luxury hotels. Berkeley Square, Grosvenor Square and Hanover Square are all within a short walking distance, offering green space and a refined business setting.

This discreet yet highly connected location is ideal for occupiers seeking both prestige and convenience in central London.

## Accommodation

Name	sq ft	sq m	Rent	Availability
4th - Front	630	58.53	£95,000 /annum All- inclusive	Available
4th - Rear	188	17.47	£25,000 /annum All -inclusive	Available
3rd - Front	538	49.98	£82,000 /annum <b>All-Inclusive</b>	Available
3rd - Rear	200	18.58	£30,000 /annum <b>All-Inclusive</b>	Under Offer
Ground - Front	302	28.06	£43,000 /annum All inclusive	Under Offer
Ground - Rear	312	28.99	£50,000 /annum All-inclusive	Under Offer
Lower Ground - Front single	169	15.70	£14,000 /annum All inclusive	Under Offer
Lower Ground - Front double	328	30.47	£30,000 /annum All Inclusive	Under Offer
<b>Total</b>	<b>2,667</b>	<b>247.78</b>		



## Terms

A range of suites available, ranging from £14,000 to £95,000 pa on an all inclusive basis

## Get in touch



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