



**33 Maddox Street, London, W1S 2PB**  
**841 SQ FT PRIME MAYFAIR GROUND FLOOR UNIT**  
**SUITABLE FOR A VARIETY OF OCCUPIERS / USES**

## Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	841 sq ft / 78.13 sq m
<b>Rent</b>	£105,000 per annum
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£56,600 per annum
<b>EPC Rating</b>	Upon enquiry

# 33 Maddox Street, London, W1S 2PB

## Summary

<b>Available Size</b>	841 sq ft
<b>Rent</b>	£105,000 per annum
<b>Rates Payable</b>	£56,600 per annum

## Location

Maddox Street is a vibrant thoroughfare in Mayfair, linking Bond Street with Regent Street.

33 Maddox Street is ideally located near the junction with Mill Street, offering a prime position.

The street features a diverse mix of occupiers, including an array of retailers, pubs, bars, and restaurants.

The unit spans 841 sq ft on the ground floor and is suitable for a wide range of uses and occupiers.

## Accommodation

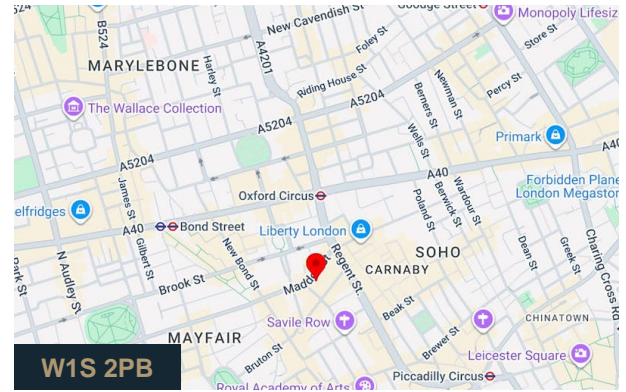
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	841	78.13	Available
<b>Total</b>	<b>841</b>	<b>78.13</b>	

## Terms

Assignment of the existing expiring September 2029 outside the Landlord & Tenant Act 1954.

A new longer lease is potentially available direct from the Landlord for a term by arrangement.



## Viewing & Further Information



**Andrew Knights**

07825 742853

andrew@audley.london



**Bailey Crouch**

07901 229626

bailey@audley.london

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/10/2025