



## 21 Cork Street, London, W1S 3LZ

1,120 SQ FT HIGH QUALITY MAYFAIR OFFICE FLOOR TO LET - SUITABLE AS OFFICES, SHOWROOM, OR GALLERY SPACE

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,120 sq ft / 104.05 sq m
<b>Rent</b>	£135,000 per annum
<b>Service Charge</b>	£27 per sq ft
<b>Rates Payable</b>	£31.47 per sq ft
<b>Rateable Value</b>	£63,500
<b>EPC Rating</b>	B (32)

### Key Points

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## Description

21 Cork Street is an attractive modern office building behind a retained period facade.

The 3rd floor provides an efficient floor plate across 1,120 sq ft. The floor is currently fitted in a predominantly cellular configuration with a large boardroom, three shared office spaces, an open plan working area, phone booth, and a kitchen / breakout area.

The floor can be taken in its existing condition and configuration or it can be delivered refurbished with a new fit out to a tenants requirements.

## Location

Cork Street is a prestigious address in the heart of Mayfair, renowned for its association with London's contemporary and fine art scene. Home to some of the world's leading galleries.

Situated just moments from New Bond Street, one of London's most exclusive shopping destinations, the area benefits from close proximity to iconic attractions including Savile Row, Royal Academy of Arts, Green Park, and Burlington Arcade.

Cork Street is incredibly well connected with Green Park (Jubilee, Piccadilly and Victoria lines), Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) stations being a short walk away.

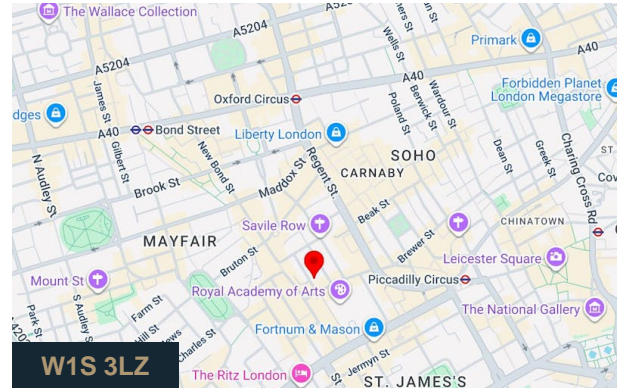
## Accommodation

Name	sq ft	sq m
3rd	1,120	104.05
<b>Total</b>	<b>1,120</b>	<b>104.05</b>

## Terms

New lease direct from the landlord for a term by arrangement.

The premises are available from July 2026 or earlier by negotiation.



## Viewing & Further Information



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### Andrew Knights

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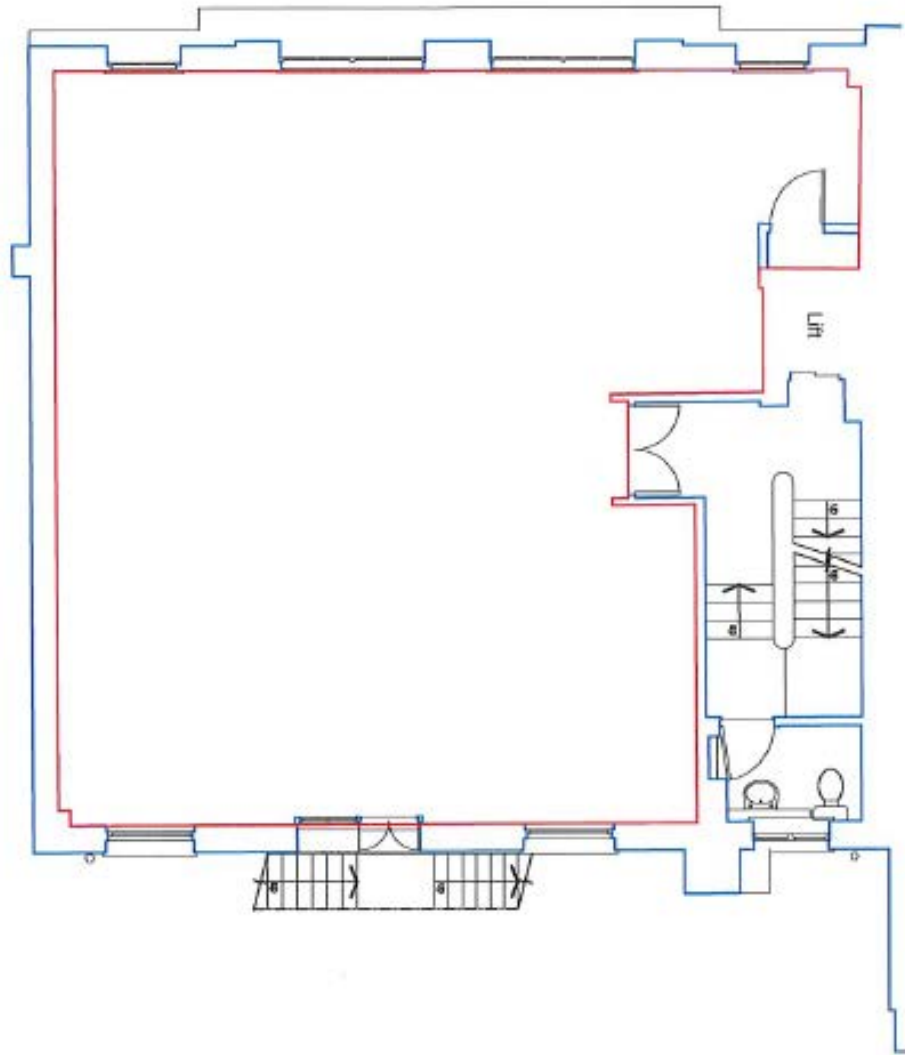
andrew@audley.london

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Indicative North

CORK STREET



Scale in Meters @ 1:100