



BRIGHT PRESTIGIOUS MAYFAIR OFFICE

63A South Audley Street, London, W1K 2QS

PRIME COST EFFECTIVE MAYFAIR OFFICE FLOOR

Summary

Tenure	To Let
Available Size	1,100 sq ft / 102.19 sq m
Rent	£70 per sq ft
Service Charge	£15 per sq ft
Rates Payable	£27.50 per sq ft
EPC Rating	C (70)

Key Points

- Prime Mayfair address
- Excellent natural light
- Fitted (including demised kitchen & shower)
- Air conditioned
- Class E use
- Good floor to ceiling height
- Open plan floor plate
- 2nd floor

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Description

2nd floor comprising approx. 1,100 sq ft of elegant, high-quality office accommodation in the heart of Mayfair.

The floor is split level and benefits from impressive ceiling heights and excellent natural light throughout - enhanced by its corner position that creates a refined and characterful space.

The space provides a superb opportunity for Mayfair office occupiers including, family offices, professional services, and financial sector businesses seeking prestigious offices, surrounded by luxury amenities and excellent transport connections.

Location

Located on the corner of South Audley Street and Alford Street in the heart of Mayfair, the property occupies a highly prestigious position close to Grosvenor Square and the area's best retail, dining and private club amenities.

The building benefits from an enviable Mayfair address and excellent transport links: Bond Street (Elizabeth, Central & Jubilee lines) and Green Park (Piccadilly, Victoria & Jubilee lines) are within easy walking distance, and convenient local car parking options nearby - making the building easily accessible for clients and staff.

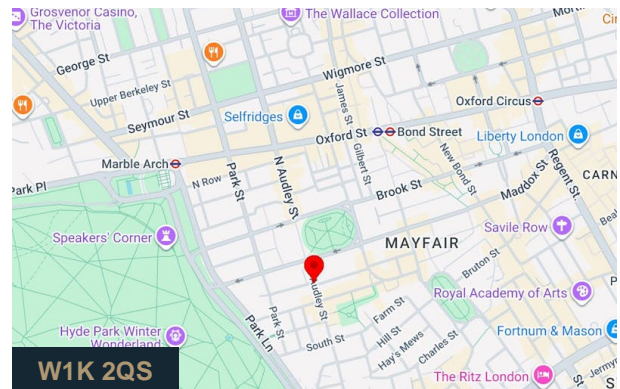
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	1,100	102.19
Total	1,100	102.19

Terms

New lease available direct from the Landlord for a term by arrangement.



Viewing & Further Information



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