



40 South Audley Street, Mayfair, London, W1K 2PR

Stunning 793 sq ft self contained first floor office to let in charming Mayfair townhouse

Summary

Tenure	To Let
Available Size	793 sq ft / 73.67 sq m
Rent	£175,000 per annum Inclusive of rent, business rates, service charge, insurance, and utilities.
Service Charge	Inclusive
Business Rates	Inclusive
EPC Rating	D (78)

Key Points

- High quality modern refurbished floor
- Heating & Cooling Air Conditioning
- Excellent natural light
- Private WC's
- Fibre optic internet
- Impressive period features
- Fully fitted & furnished

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Description

40 South Audley Street is a best-in-class town house in the heart of Mayfair.

The entire building has been refurbished delivering the highest quality office space.

The availability comprises the entire first floor - 793 sq ft configured arranged as two large plan rooms divided by a smaller impressive lobby / reception space.

Location

The building is located on the west side of South Audley Street close to its junction with Grosvenor Square.

The locality has much to offer with its high end shopping district offering luxury, fashion and arts as well as world-class restaurants and members' clubs.

The property is easily accessed being within walking distance of Bond Street (Elizabeth, Central & Jubilee lines) and Green Park (Victoria & Jubilee lines). Hyde Park Corner & Marble Arch are also nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Total month	Total year
1st	793	73.67	£220.68	£14,583.33	£175,000

Terms

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

Flexible lease terms available.



Viewing & Further Information



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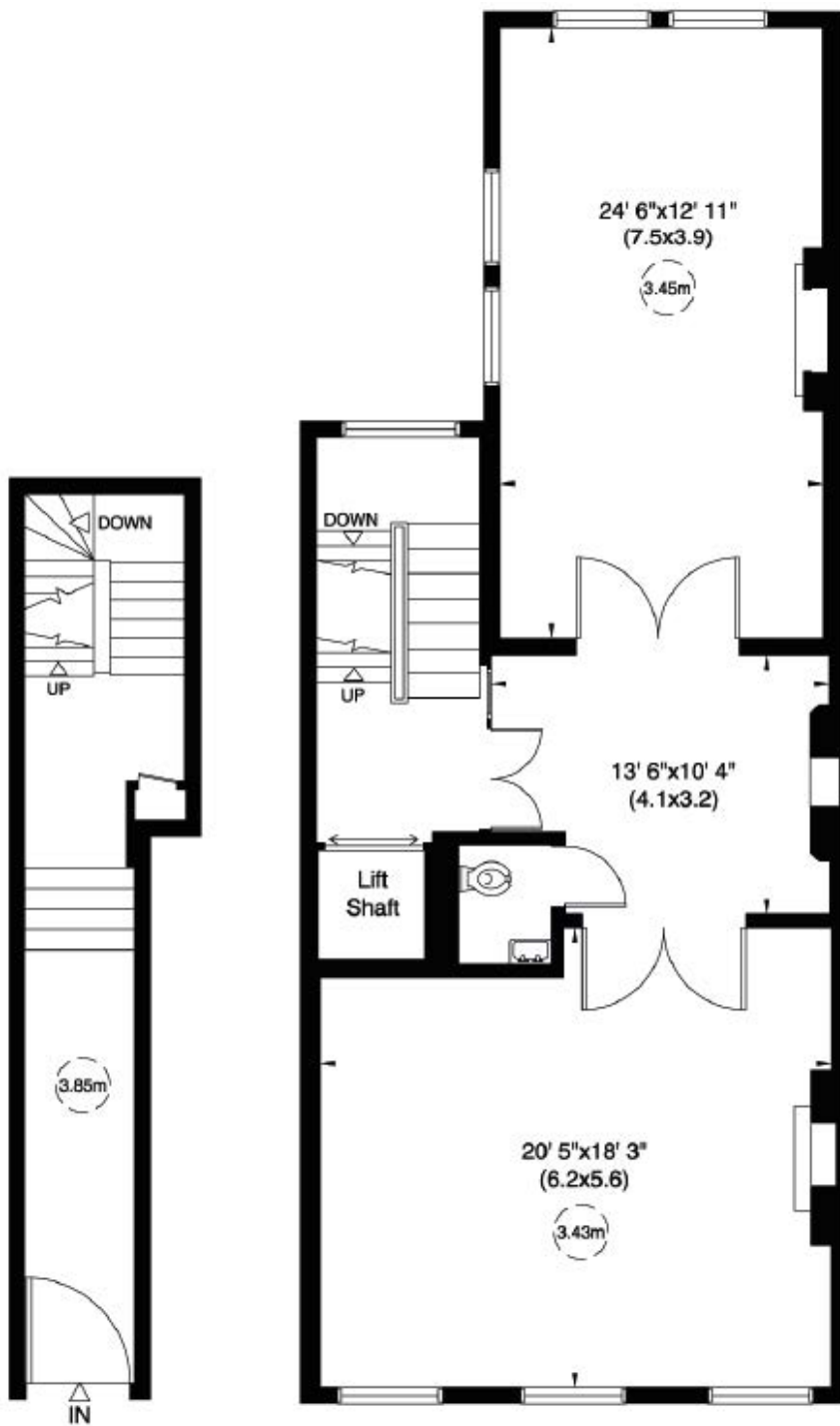
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Ground Floor

First Floor

Net internal area (approx.)
 74 Sq m (793 Sq ft)