

New Instruction



1 Medici Courtyard, Mayfair, W1



EXCEPTIONAL, FULLY FITTED PENTHOUSE OFFICE

5TH FLOOR – 6,359 SQ FT

Plus 1,800 sq ft of private terraces

LOCATION: The building is located in the heart of Mayfair, nestled in between Hanover Square and Bond Street. Bond Street Station (Elizabeth, Central and Jubilee lines) is 50 metres away, whilst Oxford Circus (Bakerloo, Central and Victoria lines) and Green Park (Jubilee, Victoria & Piccadilly lines) Underground stations are also quite close.

ACCOMMODATION: 1 Medici Courtyard is part of the 4 year old GPE Hanover Square redevelopment. The 5th floor is the penthouse floor and is offered on an exquisite, fully fitted basis. There are 3 private terraces (off the main space, the kitchen and the Principal's private office), as well as a communal terrace on the roof.

AMENITIES: Fully fitted, self-contained, penthouse office suite
Brand new development – completed 4 years ago
3 Private terraces (1,800 sq ft) + communal roof terrace
Fantastic natural light
Private Kitchen
Separate shower and bathroom facilities in the basement Energy Centre
7 bike spaces and 8 lockers allocated in the Energy Centre

LEASE: A new sub-lease until 11th August 2031, or an assignment until 11th August 2036 with a break option on 11th August 2031.

RENT: On application

LEGAL COSTS: Each side to bear their own legal costs

VIEWINGS: **SUMMIT PROPERTY ADVISORS:**

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