



40
park
street

W1 MAYFAIR

*Elegant Office Suites
available to let on
flexible terms*

► *Enter*



A variety of period style office suites are immediately available on flexible letting terms (furnished if necessary). Floors from 700 sq ft up to a maximum net area over the entire building offering nearly 6,000 sq ft.

The accommodation has just been redecorated by the current owner, including low cost lighting where possible, overhauled air-conditioning, heating and Category 5 cabling.

Please refer to "Availability" for a table of net areas of each suite available and corresponding floor plans.



40 Park Street is located directly opposite the Grosvenor House Hotel between the junctions of Mount Street and Upper Grosvenor Street.

Located in the heart of Mayfair, one of the most prestigious locations in London. Green Park, Marble Arch and Bond Street underground stations are within walking distance, and there is an abundance of restaurant, retail and hotel facilities close by.

Local Occupiers

1. Grosvenor House
2. The Dorchester
3. The Connaught
4. Claridges
5. Selfridges
6. Le Gavroche
7. Harry's Bar
8. Scott's



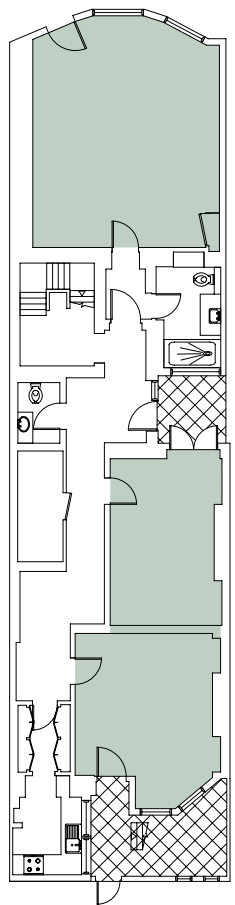
- ↪ Opposite the Grosvenor House Hotel
- ↪ Grade II listed with retained features
- ↪ Convenient mix of grand and more functional space
- ↪ Kitchen facilities and Boardroom for hire
- ↪ Reception service
- ↪ 24 Hour Access
- ↪ Air handling and central heating
- ↪ Cat 5 cabling and Data VOIP enabled
- ↪ Paved garden



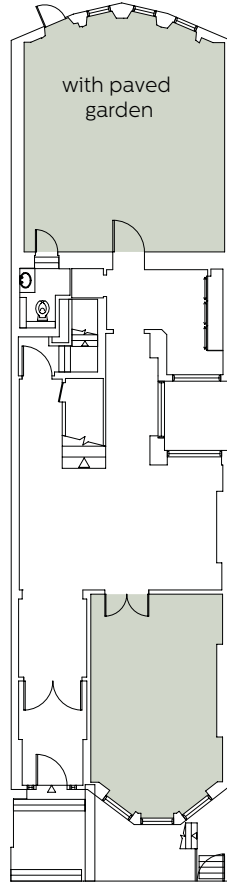


<i>Floor</i>	<i>Suite areas (sq ft)</i>	<i>Suite areas (sq m)</i>
Fourth / Fifth	1,021	94.85
Third	706	65.59
Second	1,145	106.37
First (garden view)	467	43.39
First (Park Street)	526	48.87
Ground (paved garden)	496	46.08
Ground (Park Street)	279	25.92
L/Ground	798	74.14
Kitchen	69	6.41
Store	44	4.08
<i>Total</i>	<i>5,551</i>	<i>515.7</i>

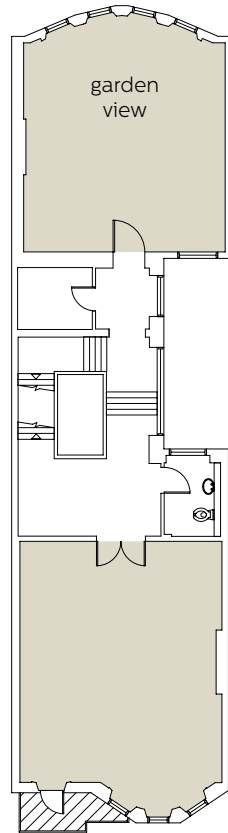
► *Click to see
floor plans*



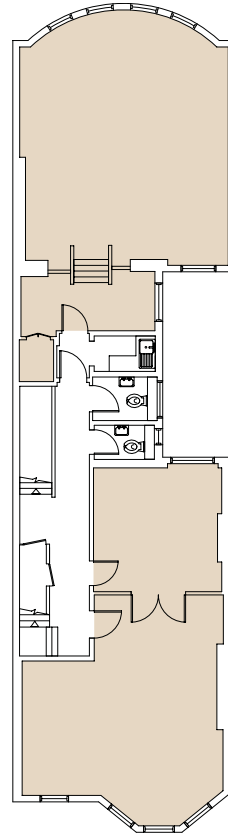
Lower ground



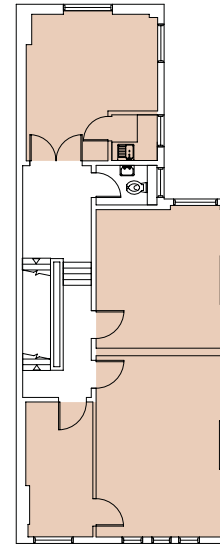
Ground



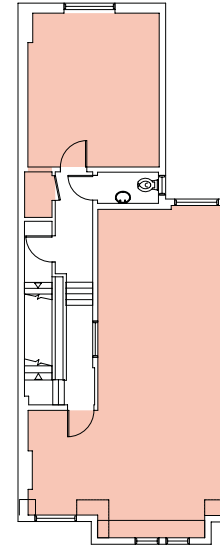
First



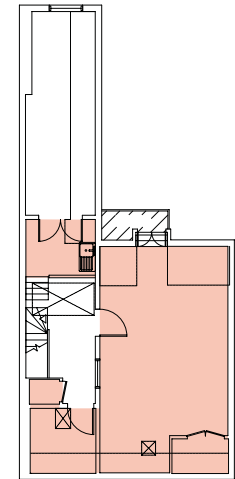
Second



Third



Fourth



Fifth

PARK STREET

For identification and not to scale.
Measured by Capital Group.

► *Click to see
accommodation table*

DESCRIPTION

LOCATION

FEATURES

40

AVAILABILITY

GALLERY

TERMS



► *Next*











Terms

Each suite is available on a standard flexible lease for a minimum term of 6 months up to 3 years (subject to breaks).

Rent

Upon Application.

Occupation

From February 2015.

EPC Rating

Rating of C - 73

Viewing

Strictly by prior appointment through the sole letting agents:



Paul Brewster

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