

6a Reeves Mews, Mayfair,
London, W1A 2EE

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& harding
020 7522 8500
www.mellersh.co.uk

Self-contained Refurbished Air Conditioned Office Suite with Car Parking

1297 sq. ft (120.5 sq. m) To Let

Location

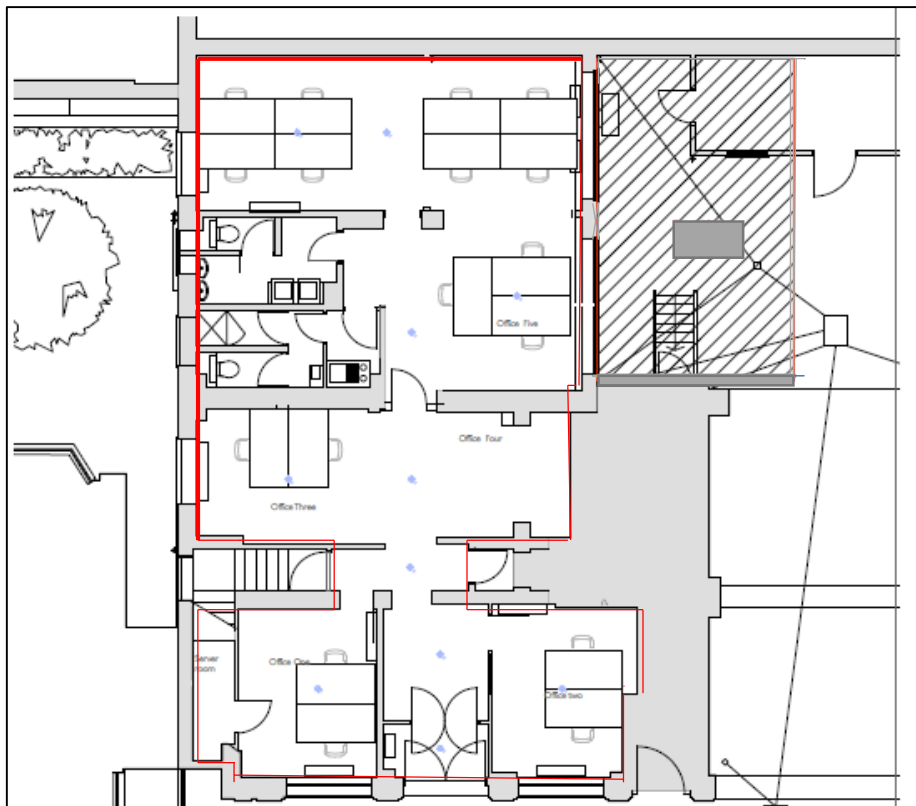
Reeves Mews runs between South Audley Street and Park Street, close to Grosvenor Square. The location is renowned for its high end retail, restaurants and hotels. Both Marble Arch (**Central** line) and Bond Street (Jubilee and **Central** lines) Underground Stations are within easy reach and will provide access to the Elizabeth Line, when it opens.

Description

6a Reeves Mews is a self-contained ground floor office, with its own independent entrance from the street, comprising of a net internal floor area of 1,297 sq ft. The offices have been fully refurbished and are divided to provide a large open plan area, together with two Directors offices/ meeting rooms and its own independent WCs, shower and kitchenette.

Floor Plan

The ground floor totalling 1,297 sq. ft. approx.



Amenities

- Fully refurbished office
- Comfort cooling
- Perimeter trunking
- Kitchenette
- Private street entrance
- LED lighting
- Independent WC and shower facilities
- 2 Car parking spaces are available by separate negotiation

Term

The property is available by way of a new lease direct from the freeholders.

Rent

£115,000 per annum exclusive of all outgoings and VAT.

Business Rates

The Business Rates payable for the current year equate to £24.14 per sq ft.

Service Charge

The Service Charge for the current year equates to £14.34 per sq ft.

EPC

To be confirmed.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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