

11 STANHOPE GATE MAYFAIR, W1



REFURBISHED OFFICES TO LET SECOND FLOOR 1,730 SQ FT (161 SQ M)

Subject to contract and exclusive of VAT if applicable

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Location The building is located on the north side of Stanhope Gate between Park Lane and South Audley Street. Hyde Park Corner, Green Park and Marble Arch Underground stations (Piccadilly, Jubilee, Victoria and Central lines) are all close by whilst the area is served by a range of restaurants, bars and hotels.

Description The property provides high quality, modern offices behind a retained Georgian façade. The entire second floor has been refurbished to provide superb open plan offices capable of subdivision as required and benefitting from private toilet and shower facilities having a total area of approximately **1,730 sq ft (160.72 sq m)**.

Amenities

* Air conditioning	* Raised floors
* Automatic passenger lift	* Private WC's
* 24 hour access	* Manned reception area
* Suspended metal tiled ceiling	* Excellent natural light

Rent £147,050 per annum exclusive (£85.00 psf approx).

Lease A new lease is available.

EPC C-71

Viewing By appointment through landlord's joint sole agents:

Glinsman Weller

Paul Glinsman **020 7495 2735**

Richard Weller **020 7495 2732**

HNG

Richard Spencer **020 3205 0204**

Will Gyngell **020 3205 0203**

**NB. A further 2,820 sq ft is available over the Ground and Lower Ground floors.
Further details upon application.**