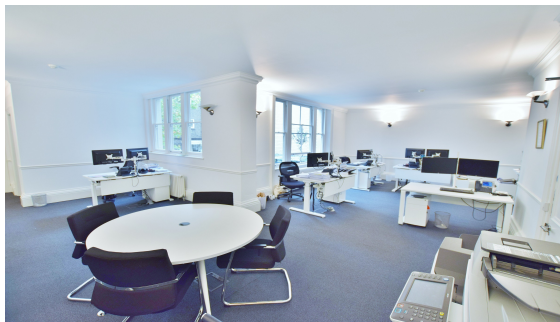
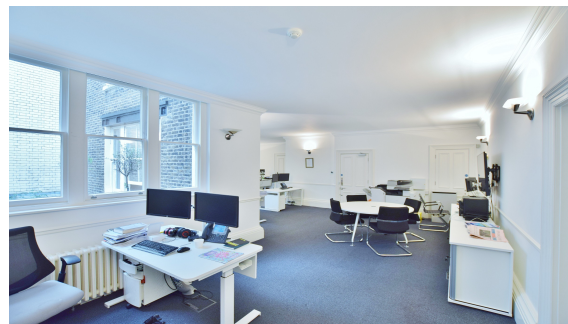




## THE OFFICE

Located on the 2nd floor of this well maintained period building, this Plug & Play suite benefits from VRV wall mounted A/C, a raised access floor and fibre connectivity. The office is currently configured with 2 open plan areas and a large boardroom with its own access point.



## AVAILABILITY & FLOOR PLANS

Available by way of an assignment to April 2021 with a £40k reverse premium.

Image

### SPECIFICATION

- Plug & Play
- VRV Air conditioning
- Raised access floor
- Excellent natural light
- 2.9m floor to ceiling height
- Fibre connectivity
- Demised WCs
- Fitted kitchenette
- Commissionaire
- Impressive reception area
- Lift
- 24 hour access

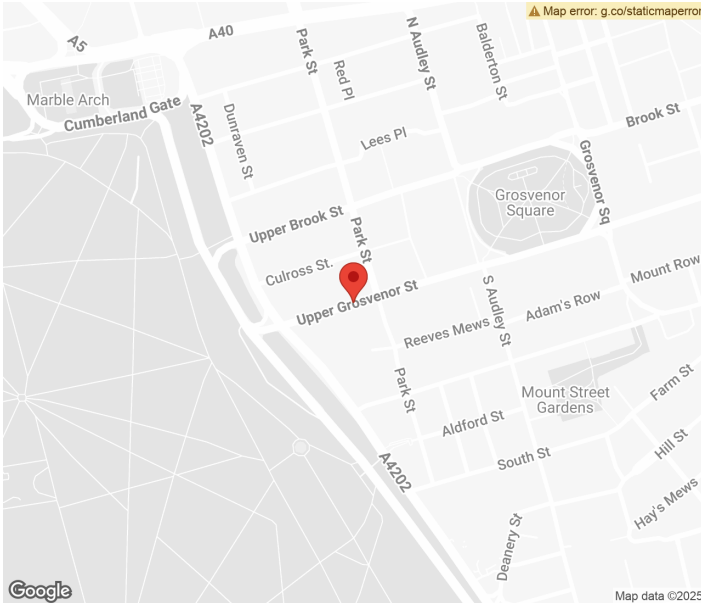
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### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
2nd	118.45	1,275	£74.51	£37.22	£10.90	£156,353.25	Under Offer

## LOCATION

The building is located at the eastern end of Upper Grosvenor Street, moments from Grosvenor Square and Park Lane.



### COMMUNICATION

The building has good access to both Marble Arch (Central Line) and Bond Street (Central and Jubilee Lines) underground stations.

### WALKING TIMES From the building

 Marble Arch	<b>4 Minutes</b>
 Bond Street	<b>7 Minutes</b>

## CONTACT

**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)**



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