



THE OFFICE

42 Upper Grosvenor Street is a prestigious period building, which has been comprehensively refurbished and transformed by award winning architects HOK. The available accommodation comprises the 8,463 sq ft fully self-contained building; and provides a Grade A, Plug & Play contemporary office. The property benefits from a newly landscaped rear garden/courtyard as well as to two large boardrooms.



AVAILABILITY & FLOOR PLANS

Available by way of a flexible sublease for a term by arrangement.

SPECIFICATION

- Excellent natural light
- Wide plank oak raised access floors
- VRV Air conditioning
- 3m floor to ceiling height
- LED lighting
- Cat 5 cabling
- Fibre optic connectivity
- Demised Shower
- Bike storage
- Commissionaire
- Impressive reception area
- Fitted boardroom
- Newly landscaped garden
- Passenger lift
- EPC available on request

Image

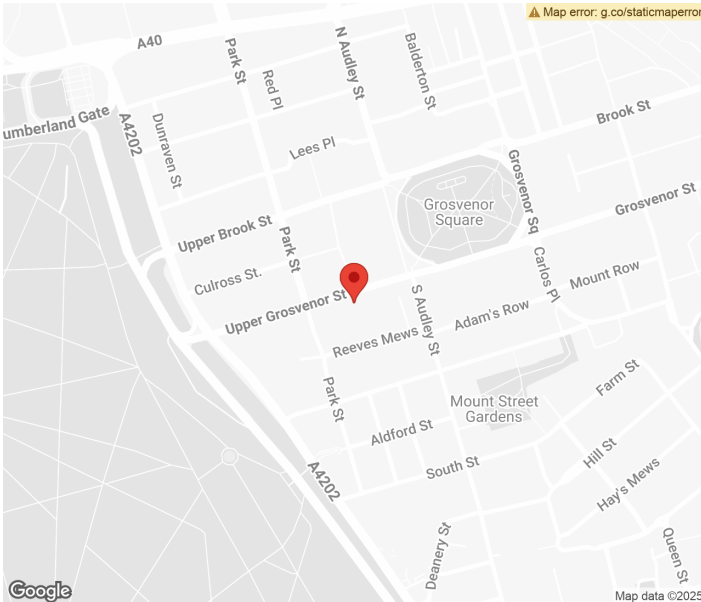
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AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
4th	93.83	1,010	£85.00	£42.50	£0		Available
3rd	106.46	1,146	£85.00	£42.50	£0		Available
2nd	107.39	1,156	£85.00	£42.50	£0		Available
1st	117.24	1,262	£85.00	£42.50	£0		Available
Ground	151.98	1,636	£85.00	£42.50	£0		Available
Lower Ground	209.31	2,253	£85.00	£42.50	£0		Available
Total	786.23	8,463	£85.00	£42.50	£0	£1,079,032.50	Available

LOCATION

The building is located in close proximity to a vast array of amenities, which encompass luxury retailers, art galleries, boutique shops and fine dining eateries.






COMMUNICATION

The building benefits from good access to Marble Arch (Central line) and Bond Street (Central and Elizabeth lines), as well as Green Park (Jubilee, Piccadilly and Victoria) lines.

WALKING TIMES

From the building

	Marble Arch	7 Mins
	Bond Street	7 Mins
	Green Park	7 Mins

CONTACT

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