

1a Avery Row, London W1

Flexible Lease Options Available

789 - 2,408 sq ft (73 - 224 m²)

Reduced Rent



- Superb Mayfair location
- Flexible lease options available
- Comfort cooling
- Passenger lift
- Excellent natural light

1a Avery Row, London W1

Location

The building is located at the southern end of Avery Row close to its junction with Grosvenor Street. Avery Row interconnects Grosvenor Street and Brook Street, in the heart of Mayfair.

Transport links are excellent, with Bond Street (Central and Jubilee Lines), Oxford Circus (Central, Victoria and Bakerloo Lines) and Green Park (Jubilee, Victoria and Piccadilly Lines) all being located within walking distance.

The building is surrounded by a wealth of amenities.

Description

The available accommodation is located on the 1st (710 sq ft), 2nd (630 sq ft) and 3rd floors (720 sq ft). The offices benefit from a passenger lift, comfort cooling, demised WC and excellent natural light throughout.

Lease

A new lease is available for a term by arrangement.

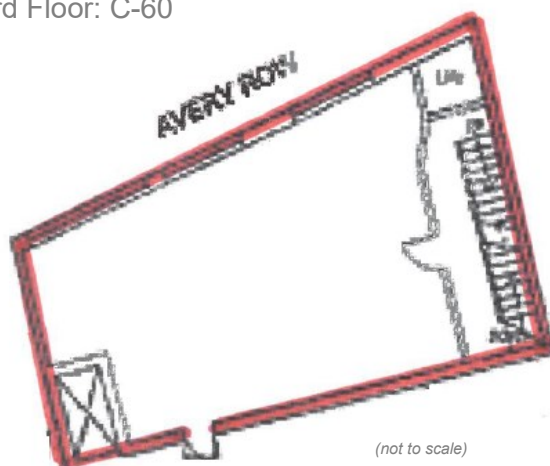


Floor	Size (sq ft)	Rent (psf)	Rates (psf)	Service Charge (psf)	Total Cost (pcm)
3rd	827	£47.50	£31.71	Capped at £15.00 + RPI	£6,493
2nd	789		£36.83		£6,531
1st	792		£34.15		£6,379

Energy Performance

2nd Floor: D-79

3rd Floor: C-60



For further information or to arrange a viewing, please contact the sole agents:

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04/22

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