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# 5 Stratton Street W1J

688 SQFT. (63.9 SQM)

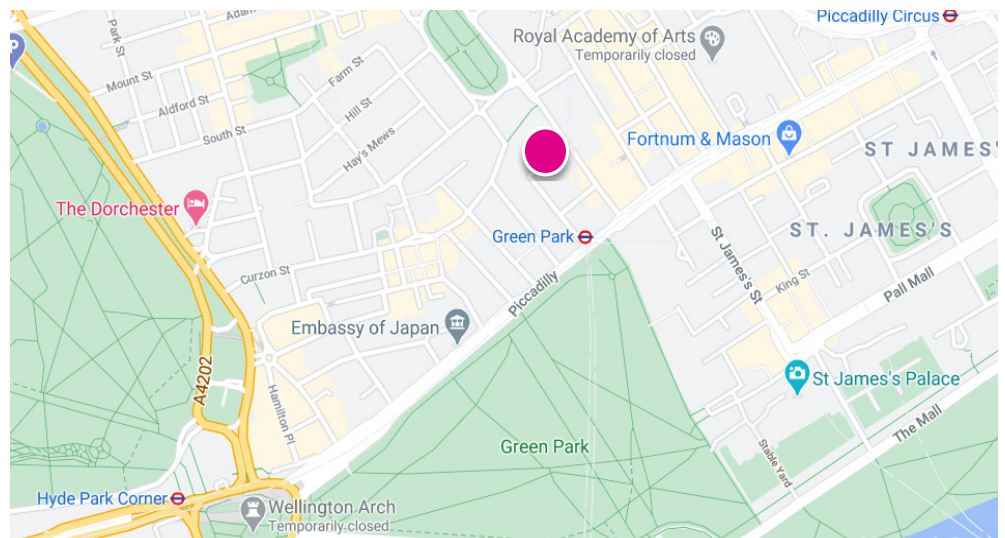
## Description

Redeveloped in 2009, Stratton House is a landmark building totalling approximately 107,955 sq ft (10,029 sq m) of "best in class" office, retail and residential accommodation. This self-contained, Ground floor unit has been redecorated throughout and will provide high quality fully fitted office space. Furthermore, the common parts including the reception are in the process of being comprehensively refurbished and are due to complete Q3/Q4 2021.



## Location

The property is located in Mayfair in the heart of London's West End. The area is considered to be one of England's most prestigious office locations and is internationally renowned for its hotels, restaurants, high end residential and exclusive shopping on Bond Street, Mount Street and the Burlington Arcade. Green Park and Hyde Park Corner underground stations are close by.



## Specification and Amenities

- Fully fitted
- Redecorated Throughout
- Self-Contained
- 24 Hour Access
- Raised Floor
- Air Conditioning
- Reception
- Bicycle Storage

## OFFICES TO LET

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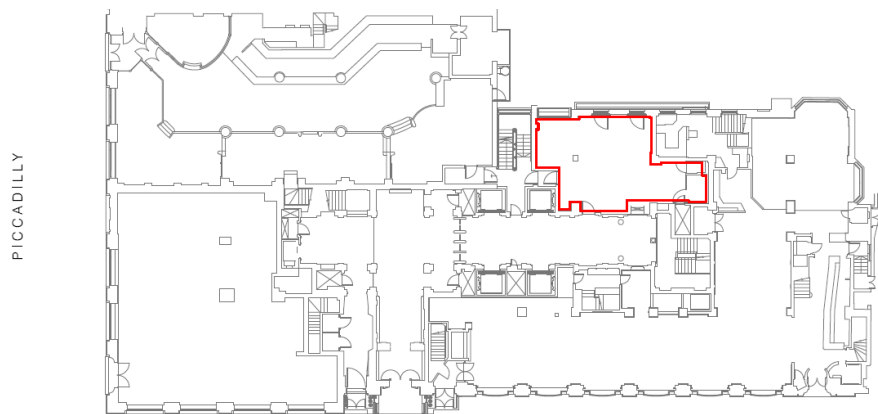
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### Schedule of Areas

Floor	Sq Ft	Sq M	Available
Ground	688	63.9	Immediately
Total	688	63.9	Immediately

### Floorplans



### Lease Options

New lease available from the Landlord

### Financials

Rent: £80.00 Per Sq. Ft.  
Rates: £49.86 Per Sq. Ft.  
Service Charge: £15.00 Per Sq. Ft. (estimated)

### Viewings

Strictly by appointment through SHB Real Estate.

### Your SHB contacts:



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