

## 16 Curzon Street, London W1

Self-Contained Office Building To Let with  
Stunning Period Features

3,174 sq ft (295 m<sup>2</sup>)



- Comprehensively refurbished
- Incredible period features
- Kitchenettes
- Comfort cooling
- Entryphone system
- Large entrance hall
- Excellent natural light
- Shower

## 16 Curzon Street, London W1

### Location

This self-contained building occupies a prominent position on the north side of Curzon Street, adjacent to and overlooking the gardens of the Saudi Arabian Embassy, and opposite Shepherds Market. Both Green Park (Piccadilly, Victoria and Jubilee lines) and Hyde Park Corner (Piccadilly line) underground stations are within a few minutes walk.

### Description

The building offers high quality office accommodation in a period setting.

The first floor provides stunning high ceilings with beautiful period features and views over Curzon Street. The principal office floors each have two or three rooms, whilst on the fourth floor there is consent for residential use.

The net floor areas are as follows:

Floor	Area / sq ft
4th (apartment)	420
3rd	798
2nd	885
1st	891
Grd	180
<b>TOTAL</b>	<b>3,174</b>

### Terms

A new FRI lease is available directly from the freeholder.

### Rent

A quoting rent of £77.50 per sq ft per annum exclusive overall.

### Rates

£33.02 per sq ft. Interested parties are advised to make their own enquiries with the local authority.

### Service Charge

£4.00 per sq ft.

### Energy Performance

Rated C.

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

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10/22

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