



7
CURZON
ST

1ST
FLOOR

1,927
SQ FT



7 Curzon Street, W1J 5HG

INREAL



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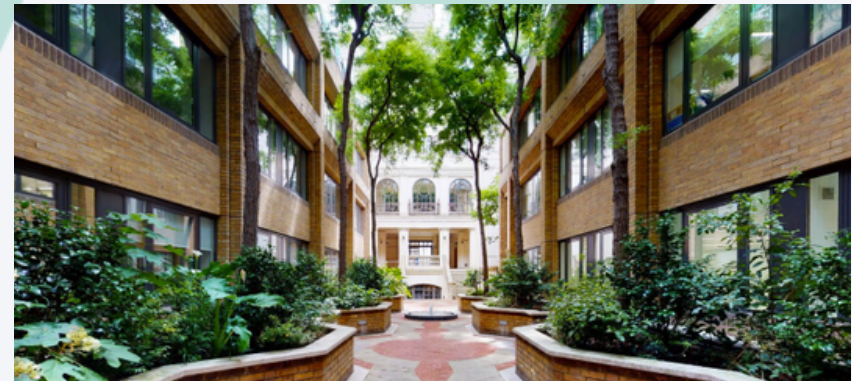
PREMISES

INREAL is delighted to announce the availability of a fantastic air-conditioned fitted office.

The space has excellent natural light overlooking a courtyard, an open-plan desk arrangement, 2 meeting rooms, and a kitchen.

The building has a beautifully refurbished reception and benefits from a number of attractive staff amenities including on-site bike storage, shower facilities, lockers and separate accessible, male and female bathrooms on each floor.

There is a commissionaire on site during working hours to greet visitors and provide an added layer of security.



LOCATION

This iconic and imposing building is ideally located in the middle of Curzon Street, between Park Lane and Berkeley Square, directly opposite Pastor Real Estate's offices.

The area is renowned for its world class hotels, retailers and restaurants with the Ritz, the Wolseley, La Caprice and Cecconi's all within a stone's throw of the property. Shepherd Market, known for its relaxed village like atmosphere, is diagonally opposite the property with its quaint square and charming piazza featuring a variety of boutique shops, galleries, bars and restaurants.

There are also excellent transport links via Green Park Underground Station (Piccadilly, Jubilee and Victoria line) and Piccadilly Circus (Piccadilly and Bakerloo lines) and the new Elizabeth line station off New Bond Street.



TERMS

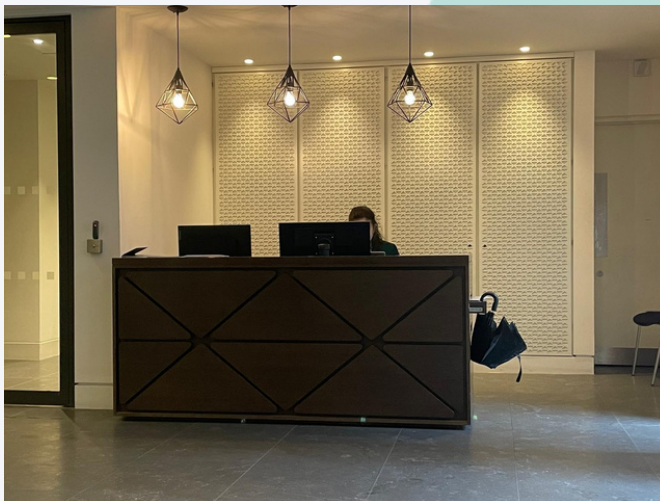
- 1st Floor: 1,927sq ft
- Rent: £187,883 per annum (£97.50 per sq ft)
- Service Charge: £22,545 per annum (£15.00 per sq ft)
- Rates Payable (Apr '23): £75,480 per annum (£39.17 per sq ft)



FEATURES

- Air conditioning
- Full access raised flooring
- 2x passenger lifts
- Commissionaire
- Bike storage
- Shower facilities & lockers





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