

# 6 GROSVENOR STREET, W1

4TH FLOOR

FITTED -  
OFFICE SPACE TO LET  
4,221 (392 SQ M)



DeVono cresa

# 4TH FLOOR | 6 GROSVENOR STREET

## DESCRIPTION

DeVono Cresa, on behalf of Spinnaker Capital, are delighted to be able to offer the 4th floor which provides 4,221 sq.ft of fully fitted high quality office space. The 4th floor is available by way of a new sublease expiring March 2022 or alternatively a new lease directly from the landlord may be available.

The available office accommodation comprises of the entire 4th floor and is arranged in a mostly open plan format with 2x meeting and a large boardroom.

The existing fit out shall provide

- 1 x 8 person boardroom
- Kitchenette
- 2 x meeting rooms
- 1 x storage room
- BT and Colt fibre lines and comms room
- Cat 6 cabling

## AMENITIES

- 24 hour access
- Bicycle storage
- Dedicated shower facilities
- Manned reception
- Raised floor
- LG7 lighting

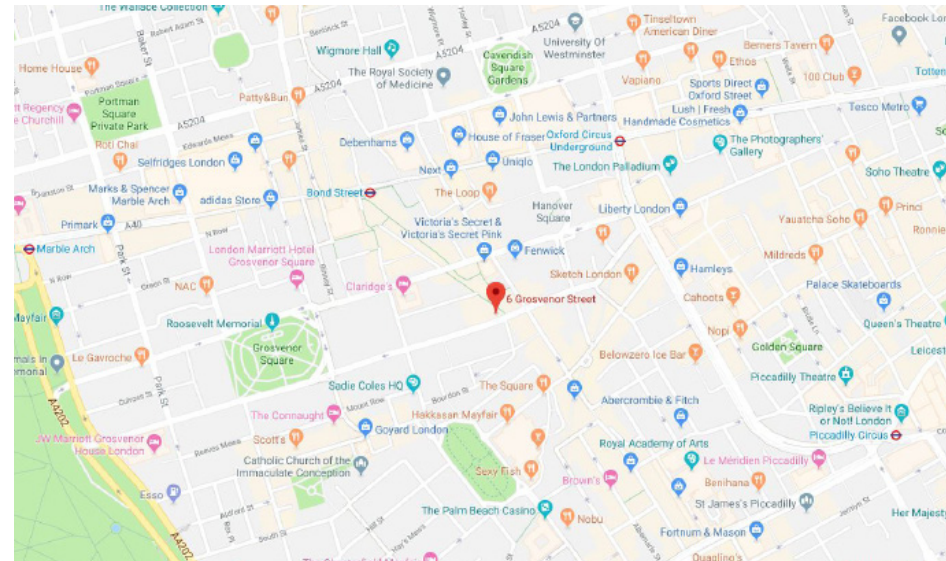
## SIZE

Floor	Sq ft	Sq m	Quoting Rent (per sq ft)
4th	4,221	392	Upon application

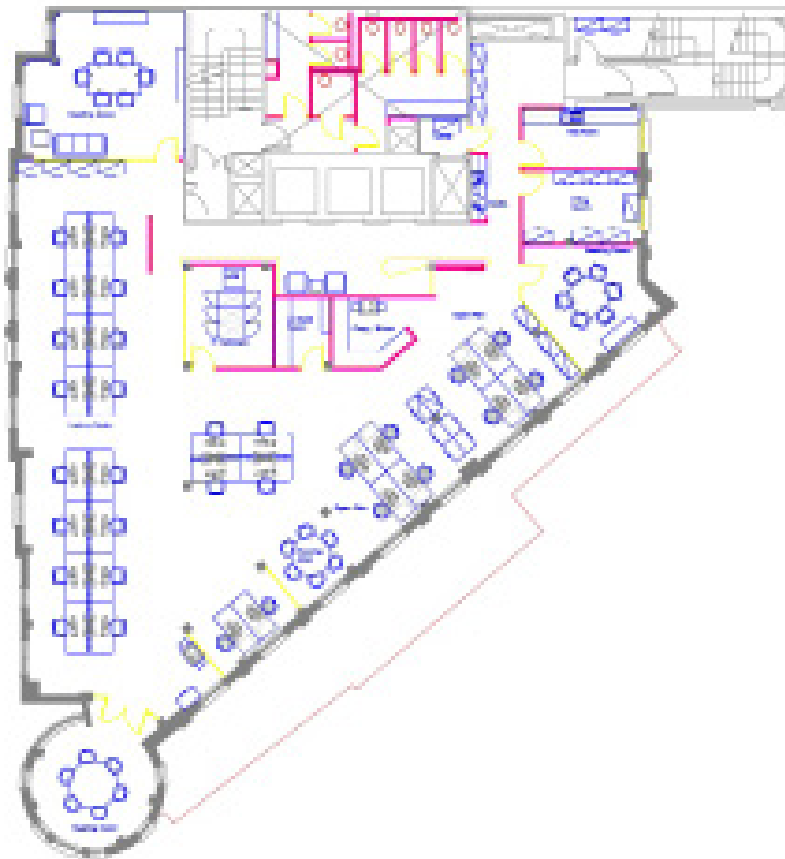
## LOCATION

The property is located on the north side of Grosvenor Street joining Avery Row, close to the junction with Bond Street. It is in the heart of Mayfair and is close to central London's transport network, with Bond Street (Central & Jubilee lines), Oxford Circus (Central, Victoria & Bakerloo lines), Piccadilly Circus (Piccadilly & Bakerloo lines) and Green Park (Victoria, Jubilee & Piccadilly lines) underground stations all nearby.

Grosvenor Street is also located close to an array of bars, restaurants and shopping locations.



4,221 SQ FT  
(392 SQ M)



## TERMS

Lease: Available by way of a new sublease expiring March 2022.

Quoting Rent: Upon application  
Rates: £42.97 per sq ft  
Service charge: £12.46 per sq ft

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

## EPC

Rating: TBC

## CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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#### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



