

## Self-contained Refurbished Air Conditioned Office Suite with Car Parking

1297 sq. ft (120.5 sq. m) To Let



### Location

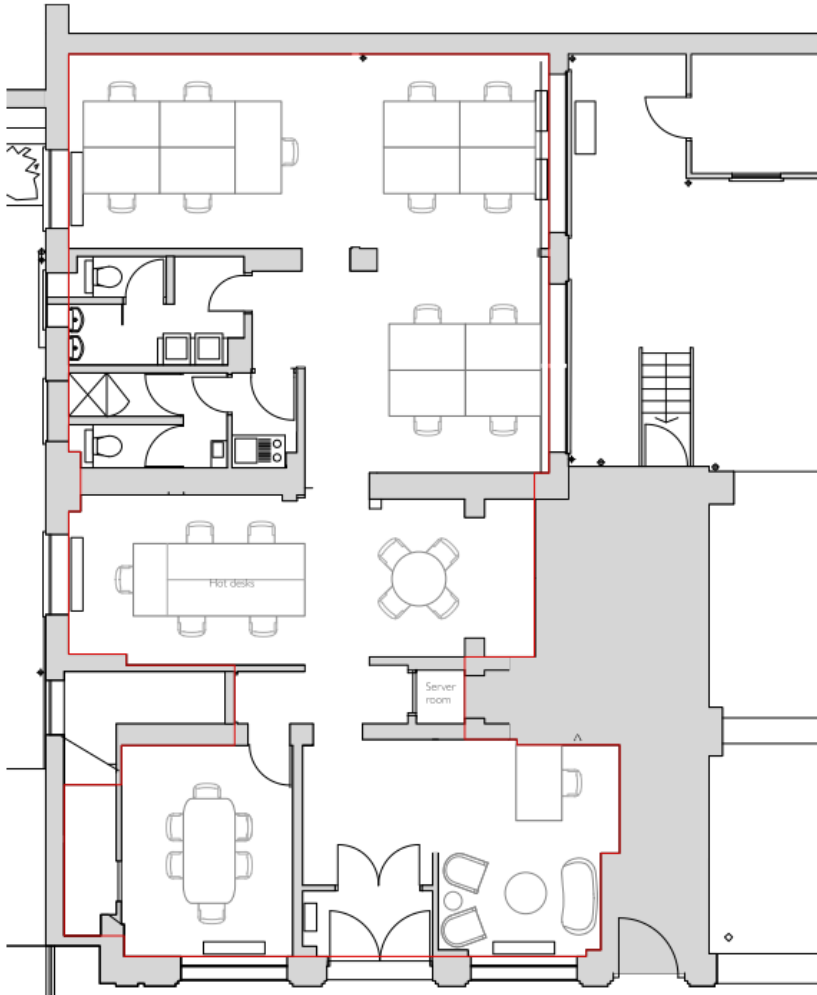
Reeves Mews runs between South Audley Street and Park Street, close to Grosvenor Square. The location is renowned for its high end retail, restaurants and hotels. Both Marble Arch (**Central** line) and Bond Street (Jubilee and **Central** lines) Underground Stations are within easy reach and will provide access to the Elizabeth Line, when it opens.

## Description

6a Reeves Mews is a self-contained ground floor office, with its own independent entrance from the street, comprising of a net internal floor area of 1,297 sq. ft. The offices have been fully refurbished and are divided to provide a large open plan area, together with two Directors offices/ meeting rooms and its own independent WCs, shower and kitchenette.

## Floor Plan

The ground floor totalling 1,297 sq. ft. approx.



## Amenities

- Fully refurbished office
- Comfort cooling
- Perimeter trunking
- Kitchenette
- Private street entrance
- LED lighting
- Independent WC and shower facilities
- 2 Car parking spaces are available by separate negotiation

## Term

The property is available by way of a new lease direct from the freeholders.

## Rent

£115,000 per annum exclusive of all outgoing and VAT.

## Business Rates

The Business Rates payable for the current year equate to £24.14 per sq ft.

## Service Charge

The Service Charge for the current year equates to approximately £7.71 per sq ft.

## EPC

To be confirmed.

## Viewings

Strictly by appointment with the sole letting agent

### MELLERSH & HARDING LLP

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