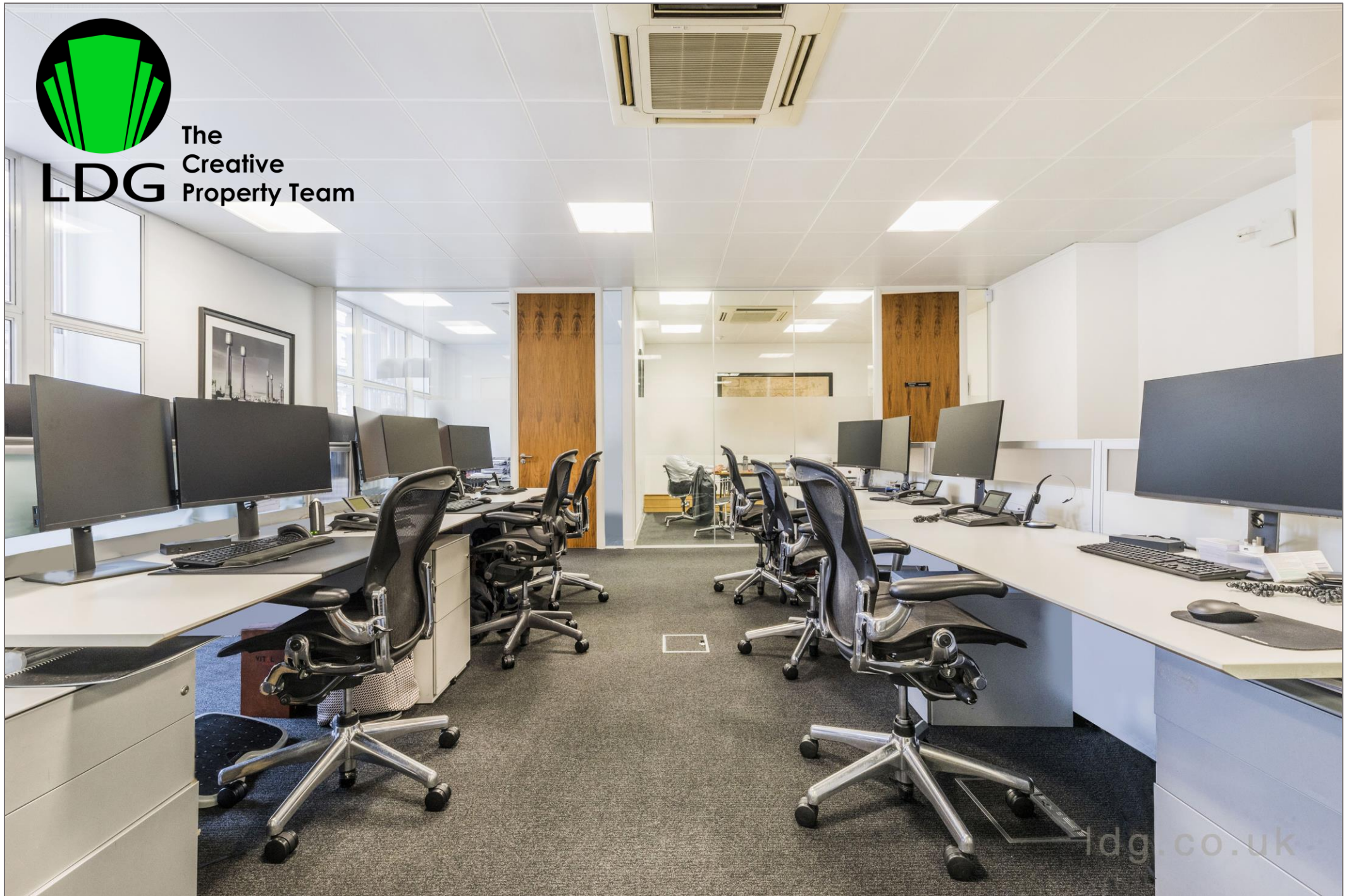




**LDG**

The  
Creative  
Property Team



[ldg.co.uk](http://ldg.co.uk)

# 166 PICCADILLY

office to let 2 of 4

## USE

Offices – B1

## FLOORS & SIZES

First Floor 1,940 SQ.FT. 180.23 SQM.

N.B – we are aware that the second floor is also available (through alternative representation), allowing us to cater for larger requirements. Terms upon request.

## THE SPACE

Prestigiously located, this executive office is fully fitted with a number of high-quality meeting rooms, a generously sized directors' office as well as two open plan working areas. A smartly dressed concierge at reception, warmly welcomes guests to the building, ensuring an impressive first impression to visiting clientele.

## HIGHLIGHTS

- Fully Fitted Executive Office
- Generous Directors Office
- Four Meeting Rooms
- Floor Boxes
- Air-Conditioning
- Passenger Lift
- Concierge At Reception
- Demised Kitchenette & Cloakrooms

## CONNECTIVITY

We understand the office benefits from fibre connectivity. Further information available upon request.

## COSTINGS

First Floor	PSF	PER ANNUM
<b>Net Effective Rent</b>	£62.50	£121,250.00
<b>Rates</b>	£28.48	£55,242.94
<b>Service Charge</b>	£15.08	£29,250.00
<b>TOTAL</b>	<b>£106.06</b>	<b>£205,742.94</b>
Estimated Monthly Costs.		£17,145.25

N.B – Typically commercial rents are paid quarterly in advance.

## FURNITURE

Available, by negotiation.

## LEASE

An assignment of the lease expiring September 2022. The lease will be contracted outside the Landlord and Tenant Act.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## DATAROOM

EPC & other reports are available upon request.

## POSTCODE

W1J 9EF

## NEIGHBOURHOOD

St James

## COMMUTE

Green Park.	3 mins
Piccadilly Circus.	7 mins
Hyde Park Corner.	13 mins
Oxford Circus.	13 mins
Charing Cross	15 mins

## EATS

- Franco's
- The Wolseley
- Wiltons
- ITSU
- Nobu
- Quaglino's

## LIQUID LUNCH

- The Rivoli Bar
- The Clarence
- Mahiki
- The Wine Bar @ F&M
- Blue Posts
- May Fair Bar

## A STRETCH AWAY

- Endurra Fitness
- TEN Health & Fitness
- Kolynch Boxing
- Equinox
- PureGym
- DW Fitness First

## LOCAL AUTHORITY

Westminster.



## READY TO TALK?

**Harrison Eagles** *harrison@ldg.co.uk*  
**Cary Dennington** *cary@ldg.co.uk*  
**Daniel Castle** *daniel@ldg.co.uk*  
**Sarah Stevenson** *sarah@ldg.co.uk*

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0207 291 0993  
0207 290 0590  
0207 290 0595



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**0207 580 1010**

# WELCOME TO 166 PICCADILLY. . . .



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# OUR FRIENDLY FACES . . . .



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