



RENT
On Application



SERVICE CHARGE
£19.13
(per sq ft pa excl.)



RATES PAYABLE
£45.23
(per sq ft pa. (ye April 2025))



EPC RATING
B



Park House, 116 Park Street
London W1K 6AF

Offices | 14,983 sq ft | 1,391.97 sq m



TO LET



Location

Park House sits at the heart of London's West End, just a short walk from Marble Arch tube station with access onto the Central Line and moments away from Bond Street and all the benefits of the new station entrance, alongside the use of the new Elizabeth Line.

The location allows occupiers to reach all of London's major rail terminals within ten minutes, Heathrow in 30 minutes, and Gatwick, London City and Luton airports within an hour.

The property is bordered by Park Street, Oxford Street and North Row in the heart of the West End.



Description

Park House provides a BREEAM 'Excellent' building designed by Robin Partington Architects. The building benefits from an impressive spacious, modern reception area and the office benefits from floor to ceiling windows.

The available accommodation provides a high quality, fully fitted office floor configured to form a number of private offices and meeting rooms as well as open plan desk space on a single floor. Given the lack of supply of high quality single floor office space of this size in Mayfair, this type of accommodation is in high demand.



Accommodation

The approximate Net Internal Area comprises:

Floor	Sq Ft	Sq M
Part Fourth	14,983	1,391.97



Amenities



Reception



Fitted Out



Kitchen



Meeting Rooms



Major Transport Links



Tube





Further information



Lease Terms

Assignment of an inside the act lease over 14,983 sq ft to expire October 2030. (Currently 9,320 sq ft of the space is let on a sub-lease until October 2025).

Rent

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Business Rates

Estimated at £45.23 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The current on account budget is £19.13 psf pa excl.

EPC

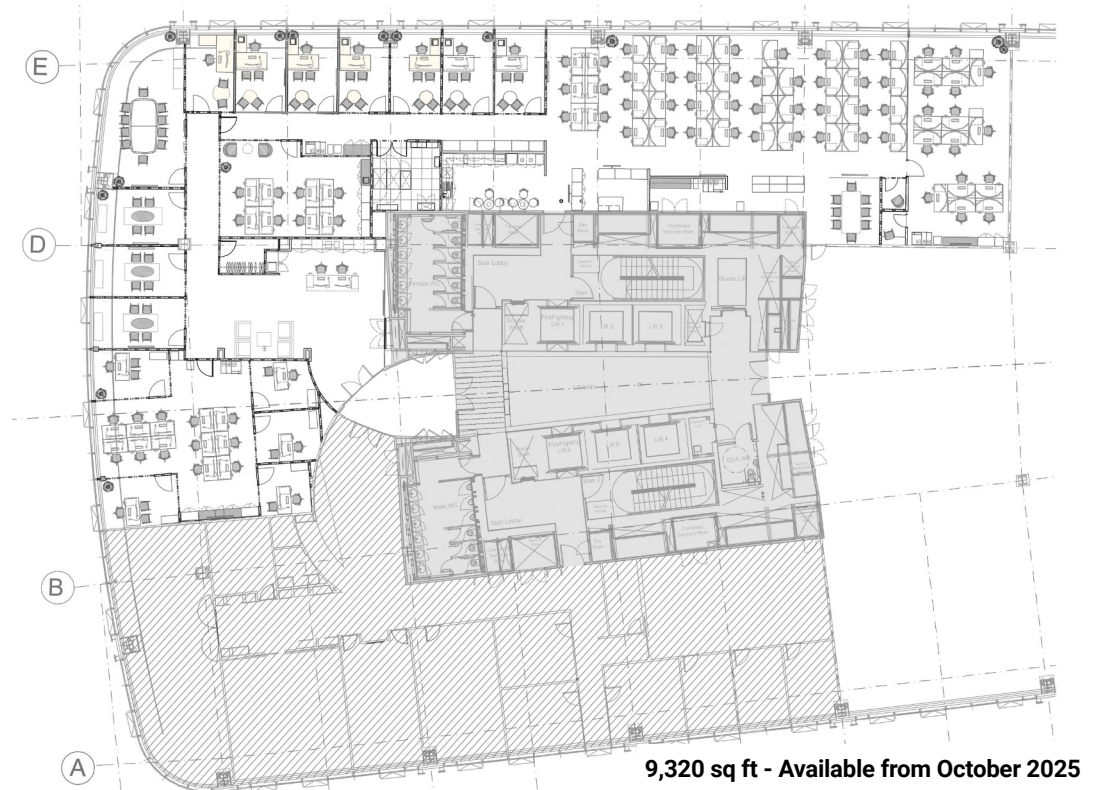
The EPC rating is B.

VAT

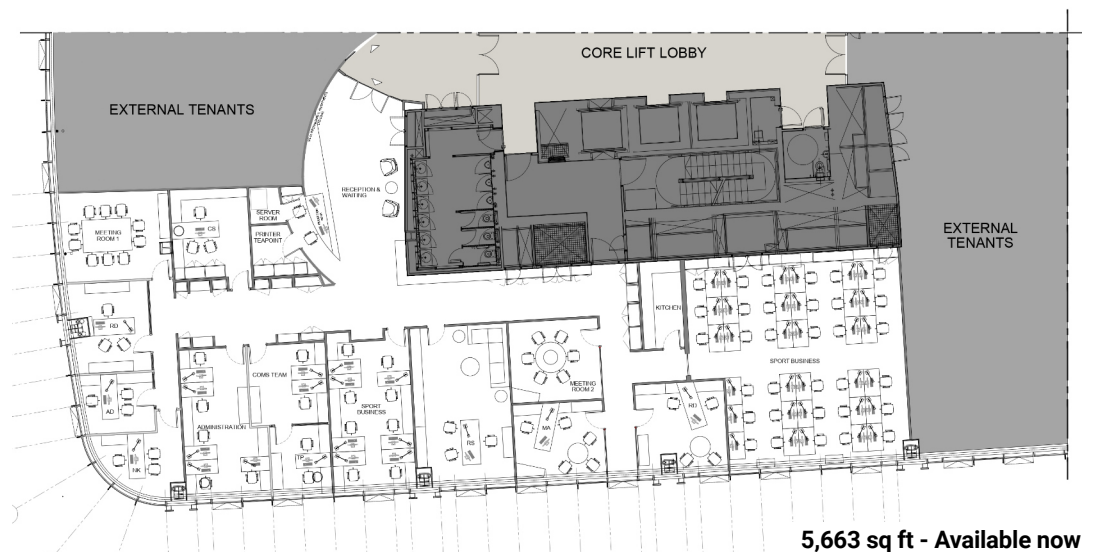
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.



9,320 sq ft - Available from October 2025



5,663 sq ft - Available now

