

***\*\*\*Reduced Quoting Rent\*\*\****

## **Short Term Office Suite To Let**

**18 GROSVENOR STREET  
MAYFAIR  
W1**

**585 sq ft (54.35 sq m)**



**Location:** The building is situated on the north side of Grosvenor Street close to the junction of Davies Street. The premises are within easy walking distance of Bond Street, Oxford Circus and Green Park Underground stations, which provide access to the Jubilee, Central, Bakerloo, Victoria and Piccadilly Lines. Restaurants and shopping facilities in the area are unrivalled with Bond Street and Oxford Street in close proximity.

**Description:** The available accommodation is at the rear of the building and is split into 2 main rooms which benefit from a private kitchen and WC.

**Floor:** **Third Floor** **585 sq ft (54.35 sq m)**

**Amenities:** Kitchen WC  
Central Heating Lift  
Redecorated Entryphone

**Lease:** New lease to December 2011.

**Quoting Rent:** £25.00 per sq ft

**Service Charge:** £9.00 per sq ft fixed for the duration of the term.

**Rates:** £13.90 per sq ft

**Viewings:** Through the sole agents Sparkes Porter.

**For further information or viewings, please contact:**

**Ross Blanchflower** **020 7318 0347**  
**Chris Johnston Stewart** **020 7318 0344**



**CODE FOR LEASING BUSINESS PREMISES:** The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone No. 020 7334 3806.