

## SHORT TERM OFFICE SUITE TO LET

**32 CURZON STREET  
LONDON W1**

**1,261 SQ FT**



**Location:**

The property is located on the south side of Curzon Street, midway between Park Lane and Berkeley Square, in the heart of Mayfair. The area offers world renowned amenities and facilities for both business and social purposes.

The building is within a short walk of underground stations at Green Park, Bond Street and Hyde Park Corner, providing access to London's transport infrastructure.

**Accommodation:** The property is a stunning period building with a grand sweeping staircase with many modern amenities including air conditioning, a passenger lift and Cat 5e cabling.

The ground floor benefits from many period features such as wood panelling and high ceilings, and is arranged as two through open plan areas and one separate private office. There are WCs and kitchen facilities within the common parts. The offices can be let fully furnished if required.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
Ground	1,261	117.2

**Amenities:**

Air Conditioning	Fitted Kitchen
Category V cabling	Male and Female WC's
Lift	Receptionist
Furnished	Period features

**Tenure:** Sublease to December 2009.

**Rent:** To be based on £59.50 per sq ft per annum exclusive.

**Viewing:** Strictly by appointment:

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**NB Particulars and photographs may be viewed on our website:**  
[www.colliersgodfreyvaughan.co.uk](http://www.colliersgodfreyvaughan.co.uk)