

**REFURBISHED OFFICE FLOORS****3,203 / 3,300 / 6,503 sq ft****50 CURZON STREET, LONDON W1**

**Location:** The property is located on the south side of Curzon Street between its junctions with Clarges Street and Half Moon Street. Curzon Street links Berkeley Square with Park Lane in the traditional heart of the Mayfair district, and the immediate area is renowned for its excellent restaurants, bars, shopping facilities and hotels. Green Park and Hyde Park are within a few minutes' walk.

Access to the London Underground network is provided by Green Park station (Victoria, Jubilee and Piccadilly lines) which is a short distance away.

**Accommodation:** The available offices comprise the entire third and fourth floors, which have undergone a comprehensive refurbishment. The accommodation is approached through a spacious reception hall with a commissionaire and two passenger lifts. The reception and the common parts of the building were refurbished in 2005.

The office floors are open plan and benefit from large windows providing excellent natural light to three aspects and fantastic views down Curzon Street towards Hyde Park. There is air conditioning, metal tiled suspended ceilings, male, female and disabled WCs and capped off services for a kitchen. There is a basement car park with four spaces available – price and terms on application.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
4 <sup>th</sup>	3,300	306.6
3 <sup>rd</sup>	3,203	297.6
TOTAL	6,503	604.2

**Amenities:**

- Refurbished
- Air conditioning
- Excellent Views
- Reception with commissionaire
- 2 x passenger lifts
- Basement Car Parking

**Terms:** New lease from the landlord for a term by arrangement, subject to the simultaneous surrender of the existing tenant's lease.

**Rent:** £87.50 per sq ft

**Service Charge:** Circa £8.50 per sq ft.

**Rates:** Approx. £14.25 per sq ft payable

**Viewing:** Strictly by appointment through joint sole agents:

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