

On the instructions of Land Securities

Economical single floor in prime Mayfair Location

77 South Audley Street, London W1

2,500 sq ft approx

TO BE LET

Location: This modern property is located on the west side of South Audley Street, at the junction with Deanery Street. Curzon Street and Park Lane are each within a minute's walk, and the Dorchester Hotel is immediately to the rear of the property.

Shepherd Market is within a short walk and Green Park, Marble Arch and Hyde Park Corner underground stations are all within walking distance.

Accommodation: The fifth (top) floor of a modern concrete clad building occupying a prominent corner position.

The fifth floor offers approximately 2,500 square feet arranged as a mix of small open areas and some private offices. The suite is self-contained with male and female wcs and two kitchenettes (which could be combined into one).

Please note that the floor will require refurbishment before occupation.

Originally with a part office and part residential planning use, we are informed that the floor has been occupied continuously as offices for over 10 years.

Amenities:

- Refurbishment Opportunity
- Part air handling
- Good light and outlook
- Lift
- Commissionaire
- Central location
- Low rent

Terms: The lease over the accommodation expires in March 2009, outside the Act at an annual rent of £79,500 exclusive of rates and service charges.

The lease is to be assigned- terms on request.

Rent: £79,500 per annum exclusive.

Rent free period: **The ingoing tenant will benefit from a substantial rent free period to reflect the necessary works required.**

Rates: Currently approximately £15.00 per sq ft per annum

Viewing:

Strictly by appointment through the sole agents

Godfrey Vaughan: Mike MacKeith 020 7659 4939
Nigel Vaughan 020 7659 4919

**NB A copy of these particulars may be viewed on our website:
www.godfreyvaughan.co.uk**