



4 Cavendish Square, London, W1G 0PG

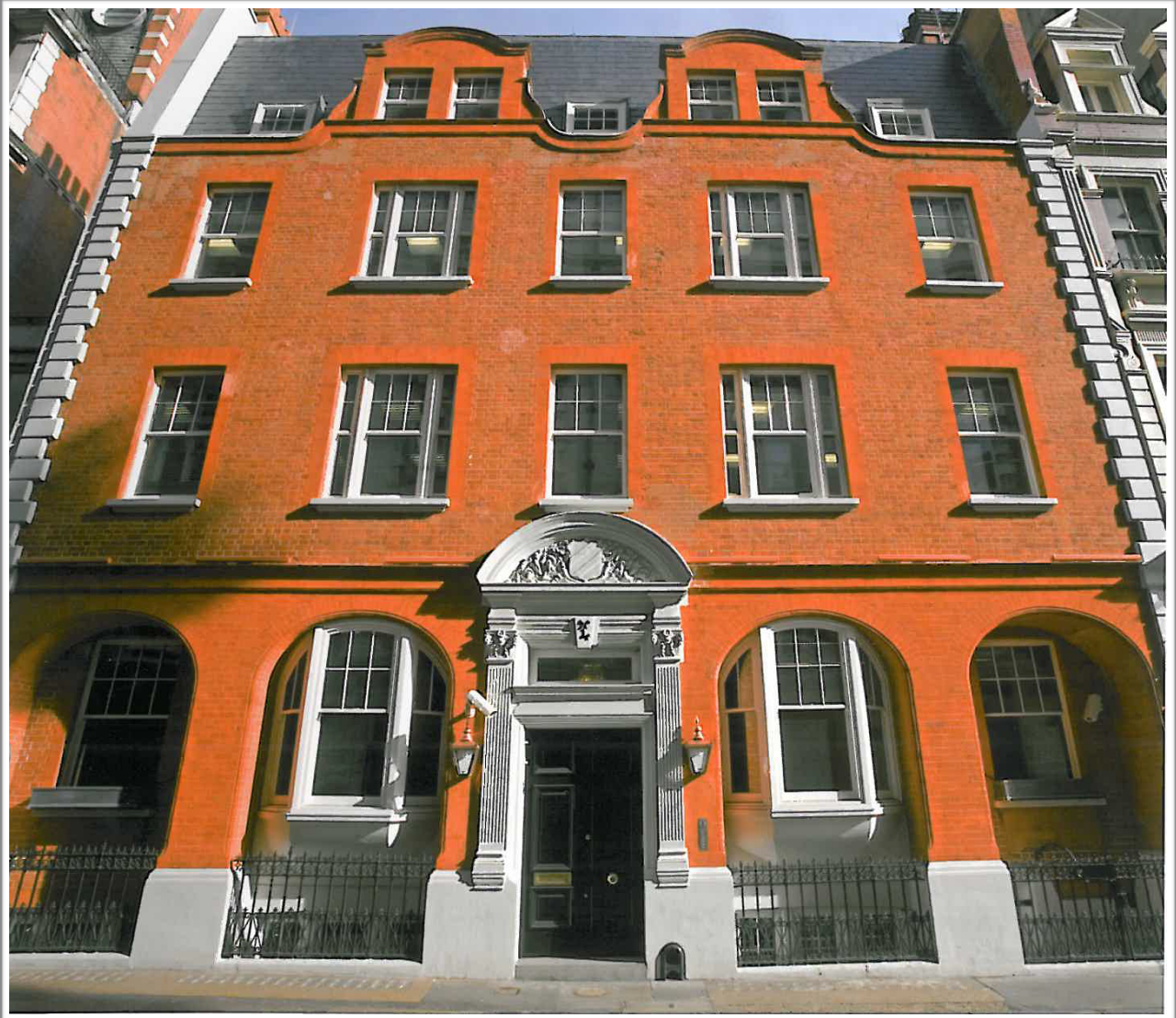
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4 OLD PARK LANE, MAYFAIR, LONDON, W1K 1QW

PRESTIGIOUS OFFICE SUITES AVAILABLE FOR LEASE



LOCATION

The property offers a prestigious address and is located within prime Mayfair across the road from Hyde Park. The property benefits from excellent transport connectivity with numerous surrounding underground stations including Hyde Park Corner (3 minutes walk), Green Park (10 minutes walk)

USE

E use class

ACCOMMODATION

Third floor- 835 sq ft

Fourth floor- 764 sq ft

LEASE TERM

A New lease is available direct from the Landlord for a term to be agreed



HIGHLIGHTS

- Newly refurbished
- Prestigious location
- 8 person passenger lift
- Commissionare
- Air conditioning
- New LED lighting
- Category 6 data and power cabling with patch panels on each floor
- Shower and changing facilities
- Fitted kitchenettes on each floor
- WC on each floor
- Secure bikes racks
- Burglar alarm system on each floor
- **Utility costs included**

RENT

Third floor- £90,000 p.a. including service charge

Fourth floor- £75,000 p.a. including service charge

EPC

The property has an EPC rating C (62). Full EPC is available on request

VIEWING

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