



# 35 PARK LANE W1

**3RD FLOOR FULLY FITTED OFFICE SPACE TO LET**  
4,779 SQ.FT (444 SQM)



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**DeVono**

# INTRODUCTION

DeVono are delighted to offer the 3rd floor which provides 4,779 SQ.FT of fully fitted high quality office space.

The 3rd floor is available by way of an assignment of the existing lease. Alternatively a new lease directly from the landlord may be available.

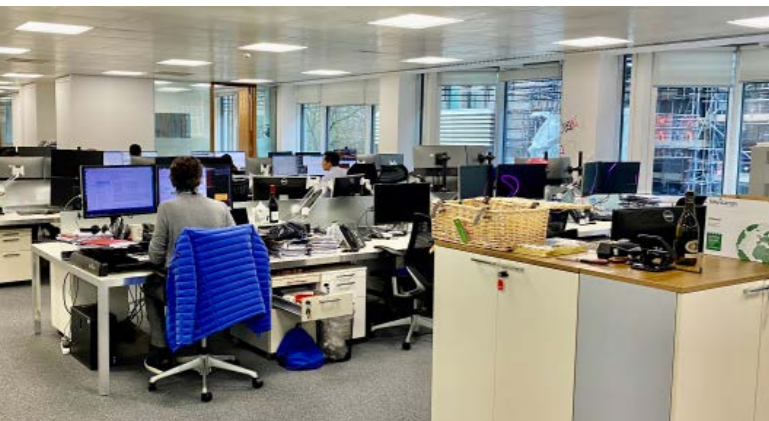
The available office accommodation comprises of the entire 3rd floor and is arranged in a partially open plan format with 3 meeting rooms and 6 private offices.

The space shall provide:

- ✓ 1 x 12 person boardroom
- ✓ 2 x kitchenettes
- ✓ 3 x meeting rooms
- ✓ 6 x private offices
- ✓ 24 x open plan work stations
- ✓ Cat 6 cabling
- ✓ Dedicated reception
- ✓ Excellent views of Hyde Park
- ✓ Plug & Play setup

## KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
3RD	4,779	444	£83.15



Clockwise from left: Main office space, meeting room, reception



**RECEPTION**  
concierge



**WC'S**  
on each floor



**FLOOR**  
with raised access



**AMENITIES**  
within walking distance



**PRIME**  
Mayfair address



**ACCESS**  
24hrs a day



**LG7**  
lighting



**PASSENGER LIFTS**  
x2



**TRANSPORT**  
links near by



**HYDE PARK**  
views



## LOCATION

This commanding development is located at the junction of Curzon Street and Park Lane. Green Park underground station is close by which is served by the Victoria and Jubilee lines. The space is also located a short walk from Hyde Park Corner Station which is served by the Piccadilly Line.

The building is also surrounded by a number of excellent hotels, restaurants and other amenities.

## TERMS

Lease: Available by way of an assignment of the current lease expiring June 2023. Alternatively a new lease may be available from the landlord.

Passing Rent	£83.15 per SQ.FT
Building Rates	£48.57 per SQ.FT
Service Charge	£19.67 per SQ.FT

Security of Tenure: Held outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

## EPC

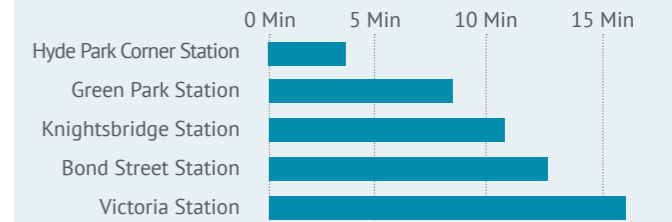
Rating: Rating E



### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## WALKING DISTANCES



## FLOOR PLAN\*



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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