



35 PARK LANE W1

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



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DeVono cresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa 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.

3D WALKTHROUGH

Please [click](#) for the 3D walkthrough of the 3rd floor.

The space shall provide:

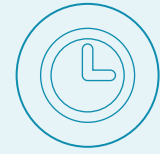
- ✓ 1 x 12 person boardroom
- ✓ 2 x kitchenettes
- ✓ 3 x meeting rooms
- ✓ 6 x private offices
- ✓ 24 x open plan work stations
- ✓ Cat 6 cabling
- ✓ Dedicated reception
- ✓ Excellent views of Hyde Park
- ✓ Plug & Play setup

KEY SPECS

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



RECEPTION
concierge



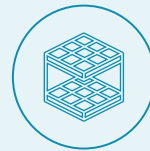
ACCESS
24hrs a day



WC'S
on each floor



LG7
lighting



FLOOR
with raised access



PASSENGER LIFTS
x2



AMENITIES
within walking distance



TRANSPORT
links near by



PRIME
Mayfair address



HYDE PARK
views



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



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

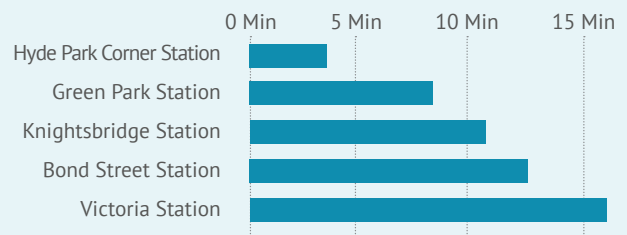
Rating: Rating E



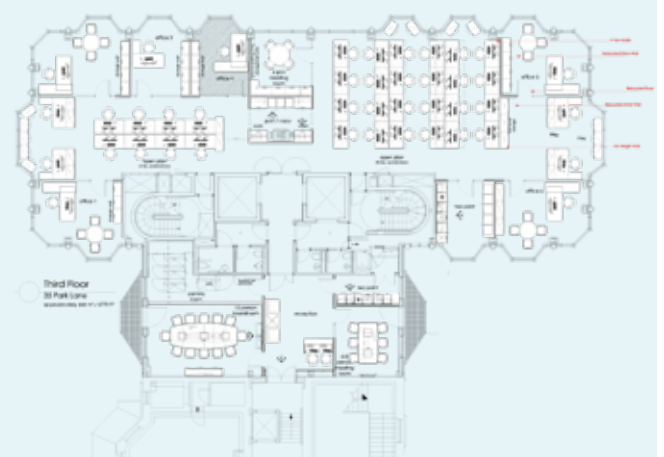
MISREPRESENTATION ACT

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 Cresa.

DAVID BARRINGTON
T: 020 7451 1332
M: 07967 345 830
db@devonocresa.com

ALEX LAWS
T: 020 7451 1325
M: 07767 608 304
al@devonocresa.com



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