



25 PARK LANE W1

PART 1ST FLOOR FULLY FITTED OFFICE SPACE TO LET
1,100 SQ.FT (101.4 SQM)



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DeVono cresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa are delighted to offer the part 1st floor which provides 1,092 SQ.FT of fully fitted high quality office space.

The part 1st floor is available by way of a sub-lease on flexible terms.

The available office accommodation comprises of the part 1st floor and is arranged in a partially open plan format with 5 work stations, 3 private offices, generous boardroom and demised kitchen.

The space shall provide:

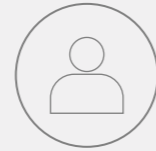
- ✓ 1 x 8 person boardroom
- ✓ 1 x kitchen
- ✓ 3 x private offices
- ✓ 5 x workstations
- ✓ Cat 6 cabling
- ✓ Excellent views of Hyde Park
- ✓ Plug & Play setup

KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
PART 1ST	1,092	101.4	POA



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



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



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 a sub-lease expiring May 2024.

Passing Rent	POA
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

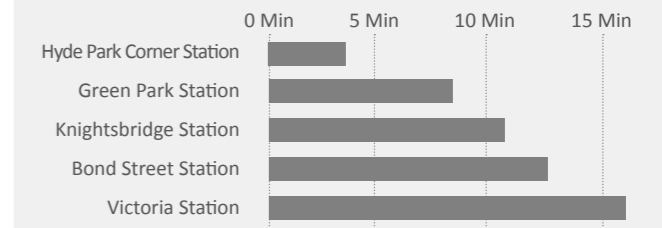
Rating: Rating TBC



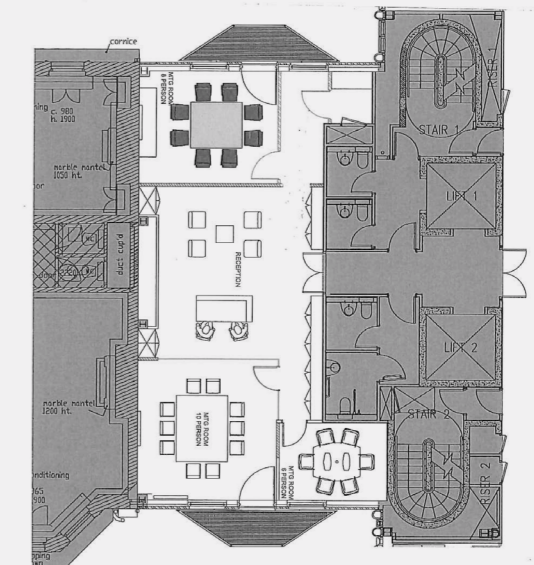
MISREPRESENTATION ACT

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.

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