



10 OLD BURLINGTON STREET, WS1

LOWER GROUND FLOOR OF FULLY FITTED OFFICE SPACE
2,855 SQ.FT (265 M2)



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DeVono

INTRODUCTION

DeVono are delighted to offer the Lower Ground floor at 10 Old Burlington Street.

The Lower ground floor provides excellent fitted office space in the heart of Mayfair.

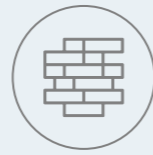
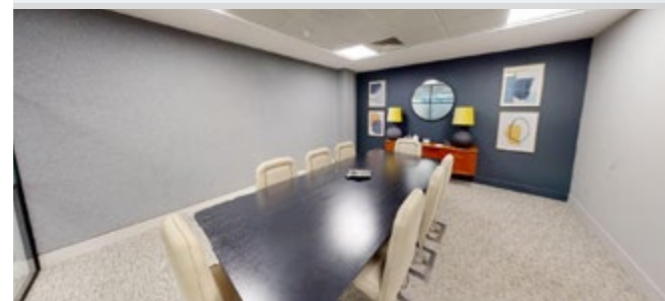
The 2,855 sq.ft floor provides a well laid out combination of open plan and purpose built meeting rooms.

KEY SPECS

LOWER GROUND FLOOR

- ✓ Reception Area
- ✓ 30 x workstations
- ✓ 3 x Meeting Rooms

Lower Ground Floor 2,855 SQ FT (265m2)



FULLY PLUG AND PLAY



PRIME MAYFAIR LOCATION



CYCLE STORAGE



SHOWERS



MANNED RECEPTION



10 OLD BURLINGTON ST

LOCATION

Located between Saville Row and New Bond Street there is an excellent array of retail and Food & Beverage offerings nearby. Local underground stations close by include: Oxford Street (Central, Bakerloo and Victoria Lines), Bond Street (Elizabeth, Jubilee and Central Lines) Piccadilly (Piccadilly and Bakerloo Lines) and Green Park (Jubilee, Piccadilly and Victoria Lines).

TERMS

The Lower ground floor is available by way of an assignment of the existing lease due expire 22nd March 2033. A Sub-Lease is also available for a more flexible term.

Passing Rent	£45.00 per SQ.FT
Business Rates	£28.14 per SQ.FT
Service Charge	£14.96 per SQ.FT

EPC

Rating:



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

FLOOR PLANS*

LOWER GROUND FLOOR

*Floor plan not to scale

CONTACT

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

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