

2-5 OLD BOND STREET, W1

**GRADE A REFURBISHED OFFICES TO LET
3,147 SQ FT
AVAILABLE Q4 2020**



GERALDEVE



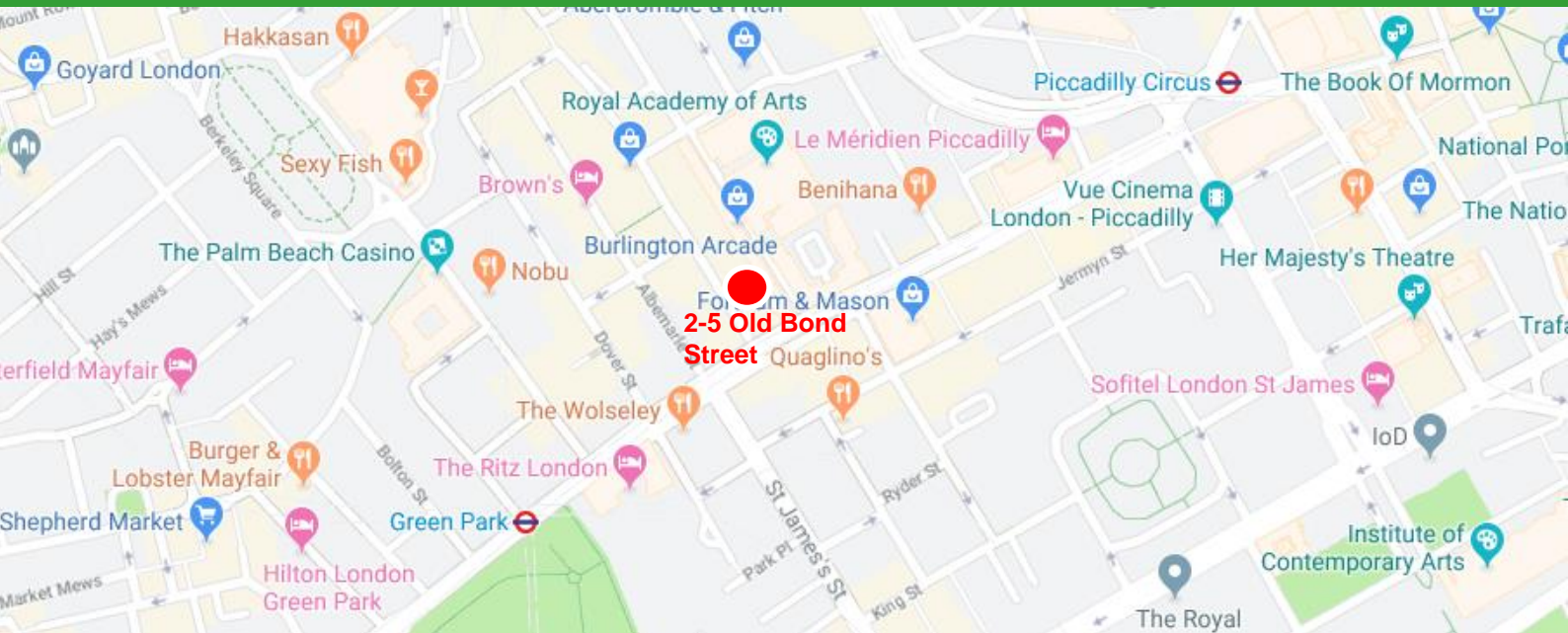
**2-5 OLD BOND STREET,
MAYFAIR, W1**

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Location

Located on the east side of Old Bond Street, in the heart of Mayfair, within a short walk of Green Park station (Victoria, Jubilee and Piccadilly lines) and Piccadilly Circus station (Bakerloo and Piccadilly lines). Mayfair and St James's offer superb local amenities with world famous restaurants, bars, international hotels and retail amenities.

Description

2-5 Old Bond Street is a newly refurbished office building behind a retained period stone façade. The 3rd floor will be undergoing full refurbishment to a high CAT A specification. The floor benefits from excellent natural light, perimeter air conditioning and three separate entrances to the floor.

Specification

- Perimeter air conditioning
- Raised floors
- LED lighting
- Plasterboard ceiling
- 24 hour access
- 1 x 8 person passenger lift
- Shower facilities
- Bicycle storage
- Excellent natural light
- Three separate entrances to the floor

Floor Areas

4th Floor: 3,029 sq ft
Under Offer

3rd Floor: 3,147 sq ft
Available Q4 2020



Term

A new lease is available direct from the Landlord.

Rent

£87.50 per sq ft

Rates (2020/2021)

£39.34 per sq ft

Service Charge

£9.44 per sq ft

Viewing

By appointment through Gerald Eve LLP.

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