

One One One

3 CURZON SQUARE / 25 PARK LANE, MAYFAIR, W1K

THE HIGHEST QUALITY OFFICE OF ITS SIZE IN MAYFAIR
FULLY FITTED
1,137 SQ.FT. - 105.64 SQ.M.



8 Percy Street, Fitzrovia, London, W1T 1DJ | +44 (0) 207 923 8620

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Part 1st Floor | 1,137 SQ.FT. / 105.64 SQ.M.

SUBLEASE OR AN ASSIGNMENT OF THE EXISTING LEASE EXPIRING ON 28TH MAY 2021

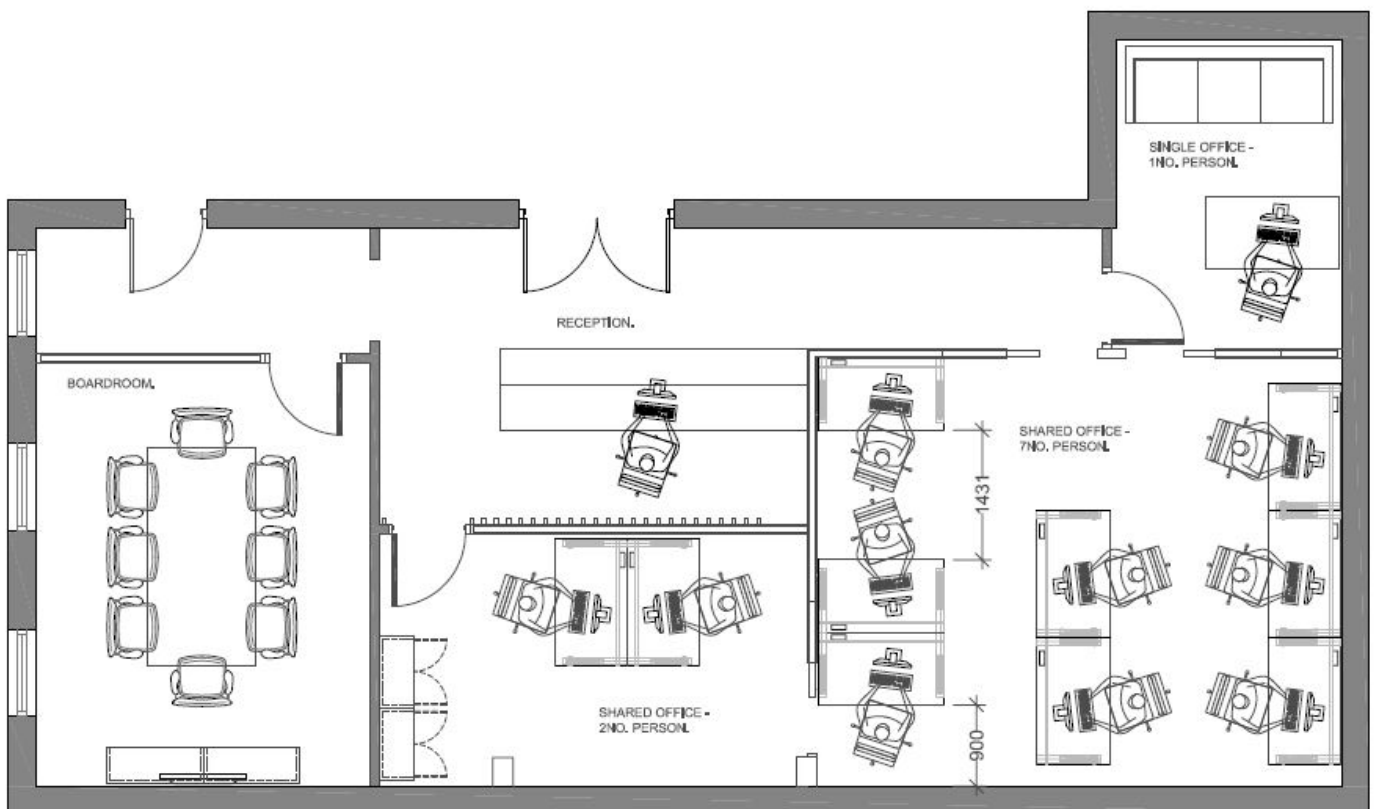
RENT: £105 PER SQ.FT.

BUSINESS RATES: £50.53 PER SQ.FT.

SERVICE CHARGE: £22.36 PER SQ.FT. (CAPPED + RPI)

VAT REGISTERED BUILDING

SECURITY OF TENURE: SET OUTSIDE SECTIONS 24-28 OF THE LANDLORD AND TENANT ACT



PROPOSED SPACE PLAN - OPTION 03

1:50 @ A3

One One One

- Fully fitted high end office
 - Fully accessible raised flooring
- Metal tile suspended ceiling
 - Commissionaire
 - 24 hr security
 - 2x small balconies
- 2x passenger lifts
 - Kitchenette
 - Bike racks
- Great natural light
- 100MB dedicated fibre in situ
 - Prime Mayfair/ West End
 - Views over Hyde Park



ADAM LANDAU

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07817 204 777

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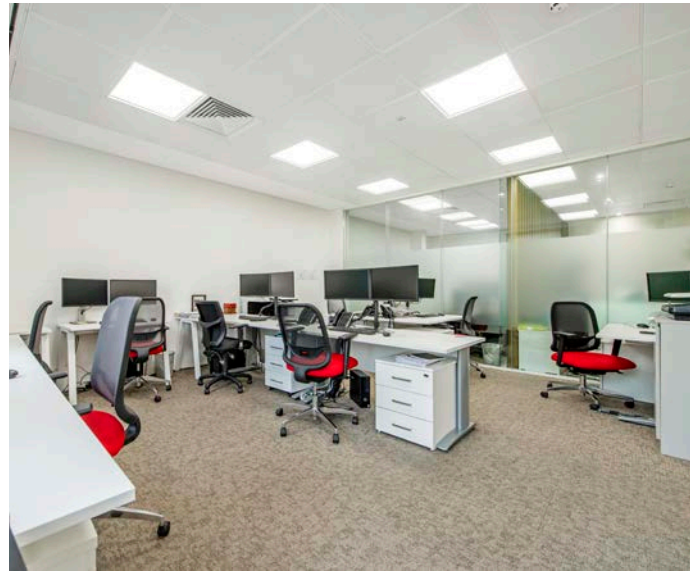
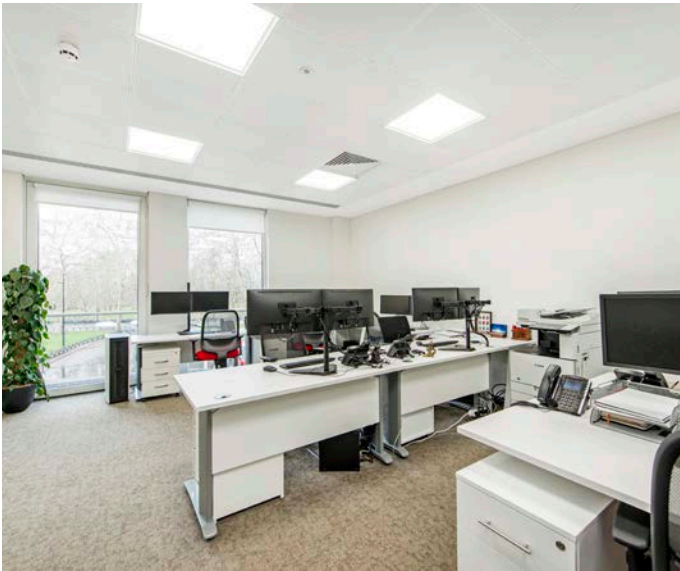
ADAM SMITH

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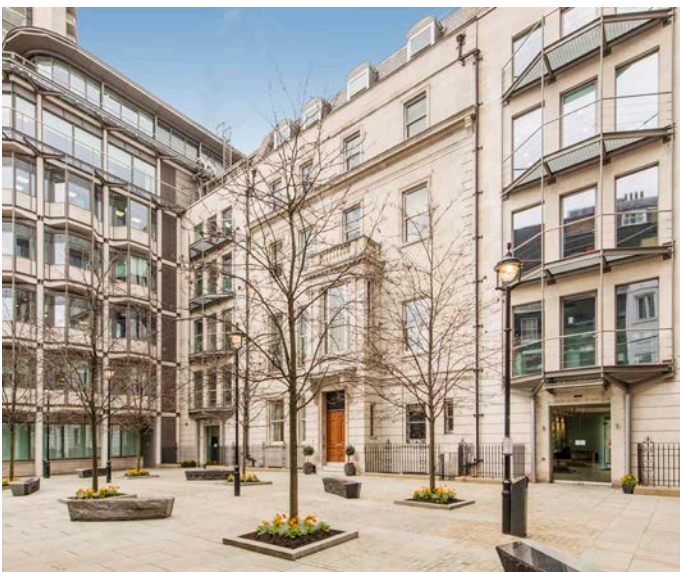
07875 269 062

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Subject to Contract. Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991 The agents for themselves and for the vendors or lessors of this property whose agents/ advisors give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending Purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property or any other property being marketed.