

metru's

1-1A OLD BOND STREET

MAYFAIR

**OFFICES TO LET ON CORNER BUILDING
IN WORLD RENOWNED LOCATION**



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION

1–1A Old Bond Street occupies a prominent corner position on one of London’s most prestigious and internationally recognised streets, in the heart of Mayfair. Situated at the junction of Old Bond Street and Piccadilly, the property benefits from exceptional surrounding amenities including world class retail, renowned restaurants, luxury hotels and private members’ clubs. The location offers excellent connectivity, with Green Park and Piccadilly Circus Underground stations both within a short walk. The property provides well proportioned office space arranged over the first and second floors.

FLOOR	SIZE SQ FT	SIZE SQ M	GUIDING RENT (PSF)	ESTIMATED RATES (PSF)	ESTIMATED SERVICE CHARGE (PSF)
1st	863	80.17	80.00	32.54	18.00
2nd	871	80.91	75.00	30.03	18.00
TOTAL	1,734	161.08			

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

TERMS

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended.

LANDLORD CAPITAL CONTRIBUTION

The landlord will provide a Capital Contribution of £50,000 towards the tenant’s fit out costs. This will be documented in the lease with an obligation for the tenant to complete the agreed works within six months of the term commencement date.

TIMING

To be confirmed.

EPC

EPC available upon request.

FEATURES

- World renowned location
- Excellent floor to ceiling height
- Corner building offering excellent natural light
- Landlord Capital Contribution available
- Superb opportunity for occupiers seeking high profile Mayfair address

FOOD

Bocconcino Mayfair
Franco's
45 Jermyn St.

HIDE

Sexy Fish
Gymkhana
Hakkasan Mayfair
Nobu
Cecconi's Mayfair

DRINKS

The Clarence
Goat Tavern
Leicester Arms
The Kings Head
The Burlington Arms

HOTELS

The Ritz
Mandarin Oriental
The Connaught
Claridge's
Nobu Hotel
The May Fair Hotel

MEMBERS CLUBS

Apollo's Muse
The Twenty-Two
Annabelle's
Nikita
The Saville Club
Allbright Mayfair

COFFEE

Blank Street Coffee
Pret a Manger
Noxy Brothers
Hagen Espresso Bar

BEAUTY & WELLBEING

Nails Mayfair
Dr Nyla Medispa
The Skin Lab – Augustinus Bader
Gentlemen's Tonic
The Barber Shop
Pankhurst London
Lanserhof Gym at The Arts Club



CONTACT

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