



# 23 HILL STREET

MAYFAIR W1

2,522 sq ft of best in class fully fitted and furnished office space available





# EXCEPTIONAL WORKSPACE

Located in the heart of Mayfair sits 23 Hill Street, an outstanding modern development with a striking Georgian style façade. Boasting an inviting ground floor reception and concierge, a luxurious communal roof terrace and exceptional end-of-trip facilities.

The available space on the first floor is flooded with natural light and offers 2,522 sq ft of column-free office space. To complement the impressive floor to ceiling windows is the remarkable fit out, which is finished to the highest quality and specification throughout.



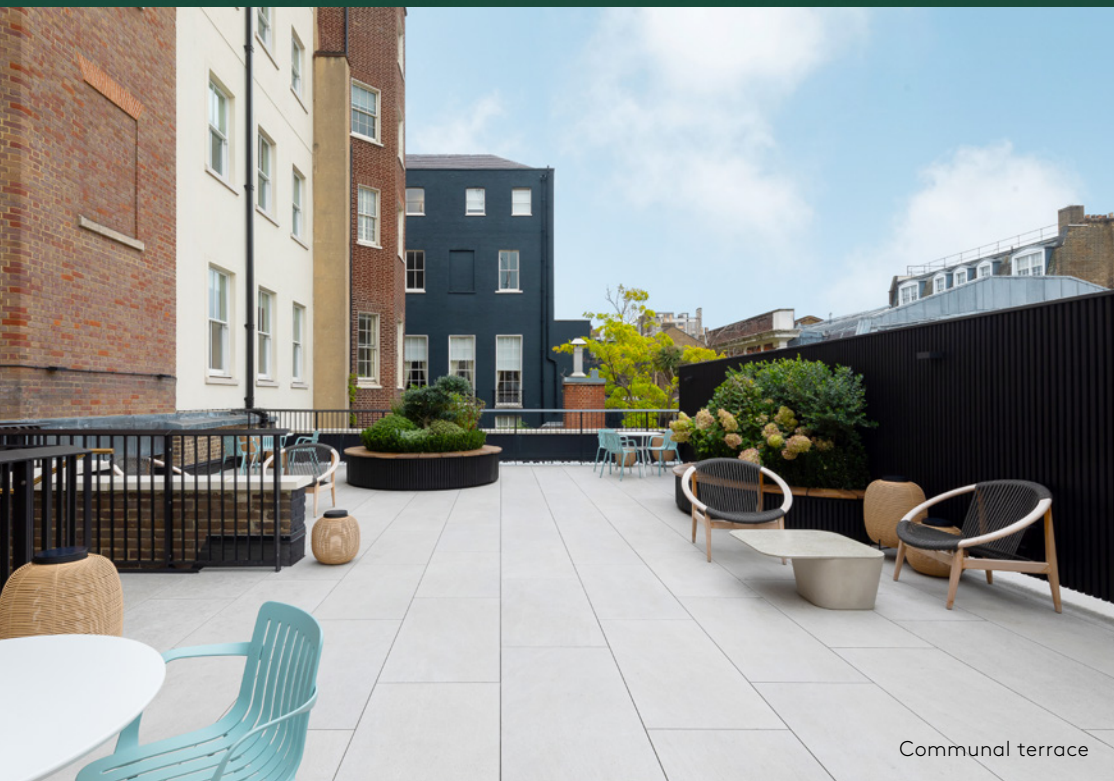








Directors suite



Communal terrace



# HIGHLIGHTS



Recently refurbished building



Reception and concierge



Communal terrace



Impressive column free floor plates



EPC B



2x passenger lifts



Brand new end-of-trip facilities including showers, lockers, and bike racks



Superb quality fit out in situ



Excellent natural light





Boardroom



Kitchen and breakout area





# 1ST FLOOR

2,522 sq ft / 234.3 sq m

18 x Workspaces

1 x 11-person Boardroom

1 x Kitchen & breakout area

1 x Print & comms room

1 x Quiet room

1 x Directors suite

1 x Office



HILL STREET





# PRESTIGIOUS POSITION

The property is located on a quiet street running between South Audley Street and the iconic Berkeley Square, providing instant access to Mayfair's wealth of amenities, including the world's best restaurants, bars and shopping.

For some peace and tranquillity, both Green Park and Hyde Park are moments away. It is positioned in one of the most well-connected areas in London, within a short walking distance of many Underground stations and the new Elizabeth line at Bond Street Station.



Cecconi's



Berkeley Square



Plants





# TRAVEL TIMES

- Farringdon Station  
15 minutes
- Waterloo  
15 minutes
- Paddington  
17 minutes
- Kings Cross St Pancras  
17 minutes
- Bank Station  
21 minutes
- Liverpool Street Station  
28 minutes
- Heathrow  
34 minutes

Travel times calculated from 23 Hill St







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## LEASE

Assignment of the existing lease for a term expiring 24 April 2032, outside the Landlord and Tenant Act, subject to a Tenant only break option on 24 April 2027.

For further information please contact:



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