



## 23 Hill Street, Mayfair, London, W1J 5LW

2,522 SQ FT BEST IN CLASS FULLY FITTED AND FURNISHED  
MAYFAIR OFFICE FLOOR TO LET

- Recently refurbished best in class office building
- Showers, lockers, and bike racks
- Column free floor plate
- 2x passenger lifts
- Brand new end of trip facilities
- Impressive manned reception
- Fully fitted and furnished to the highest quality
- Excellent natural light

## Overview.

2,522 SQ FT BEST IN CLASS FULLY FITTED AND FURNISHED  
MAYFAIR OFFICE FLOOR TO LET

## Location.

Hill Street is an attractive and quiet street running between South Audley Street and the iconic Berkeley Square, providing instant access to Mayfair's wealth of amenities, including the worlds best restaurants, bars, clubs, and shopping. Hill Street is also one of the most well-connected areas in London, within a short walking distance of Bond Street Station (Elizabeth, Central, and Jubilee lines), Green Park Station (Victoria, Jubilee, and Piccadilly lines), and Oxford Circus Station (Victoria, Bakerloo, and Central lines), providing instant access to the rest of Central London and beyond.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,522	234.30	Available
Total	2,522	234.30	

## Financials.

Passing Rent	£105 per annum
Rates Payable	£44.30 per sq ft
Service Charge	£15.28 per sq ft
EPC Rating	B (41)

## Terms.

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.

The lease enjoys 11 months rent free should the Tenant not exercise the break option in April 2027.

Substantial premium offers invited for the benefit of the lease, fixtures, and fittings.

Alternatively a new lease may be available direct from the Landlord.

## Contacts.

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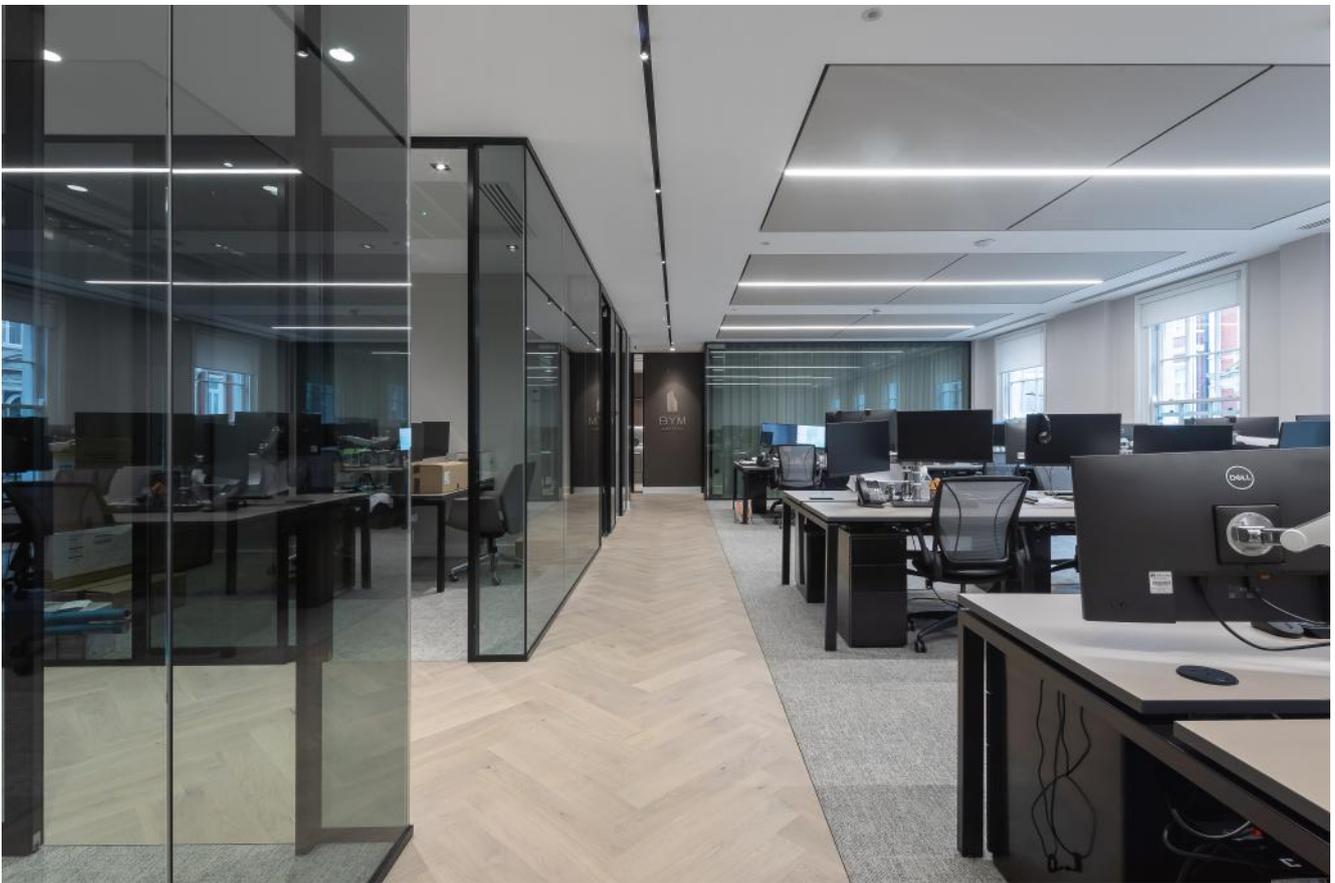
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**STATUS**

**PRELIMINARY ISSUE**

**REVISION DETAIL**

REV	DESCRIPTION	BY	DATE

**CLIENT**

**PROJECT ADDRESS**

**22-23 HILL STREET  
LEVEL 01**

**DRAWING TITLE**

**Level 01 - GA - Option 7**

DWG NO: **--SK07**

REVISION:

SCALE @ A1: **1 : 50**

DATE:

DRAWN BY: **AC**

CHECKED BY: **AC**



**THIRDWAY**