



40 South Audley Street, London, W1K 2PR

Stunning 510 sq ft self contained office floor to let in a charming Mayfair townhouse

- High quality refurbished floor
- Fibre internet
- Shower facilities
- Air conditioning heating and cooling
- New modern lift
- Period features throughout
- Excellent natural light
- On site management

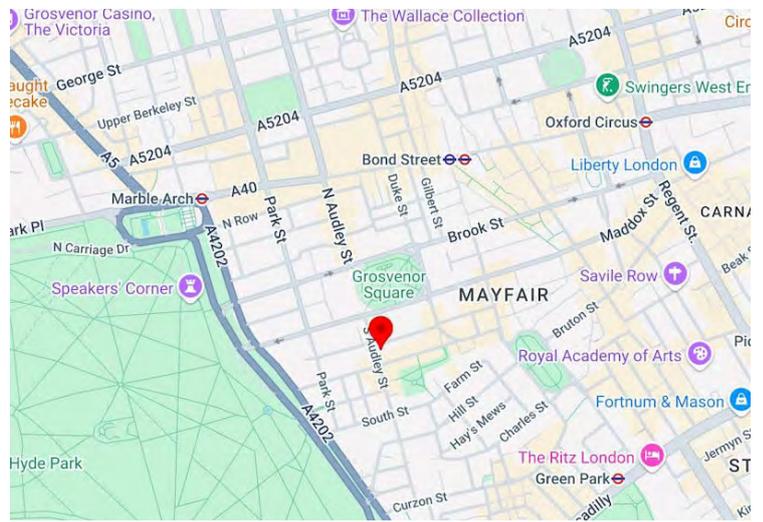
Overview.

510 sq ft high quality office suite to let in charming Mayfair townhouse

40 South Audley Street is a best-in-class town house in the heart of Mayfair. The entire building has just undergone a substantial and highly bespoke refurbishment delivering the highest quality product to any potential occupier. The available space comprises the entire 4th floor - conveniently arranged as two rooms - allowing for a meeting room and separate working area.

Location.

The building is located on the west side of South Audley Street close to its junction with Grosvenor Square. The locality has much to offer with its high end shopping district offering luxury, fashion and arts as well as world-class restaurants and members' clubs. The property is easily accessed being within walking distance of Bond Street (Elizabeth, Central & Jubilee lines) and Green Park (Victoria & Jubilee lines). Hyde Park Corner & Marble Arch are also nearby.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
4th	510	47.38

Financials.

Rent £85,000 per annum fully inclusive

Business Rates Included within the rent

Service Charge Included within the rent

EPC Rating D (78)

Terms.

New lease direct from the Landlord for a term by arrangement.

Fully inclusive and flexible lease terms available.

Contacts.

Bailey Crouch

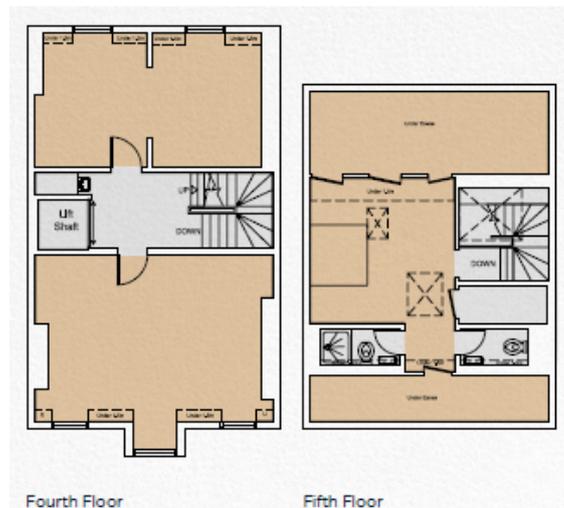
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