



## 12 South Molton Street, London, W1K 5QN

Comprehensively refurbished Class E upper floors  
Bright, modern, air conditioned, efficient space

- Self contained upper floors
- Class E - suitable for a variety of uses
- Comprehensively newly refurbished throughout
- Excellent natural light throughout
- From 380 to 1,215 SQ FT
- Ability for kitchenette facility on each floor
- Brand new air conditioning
- Available fitted if required subject to terms



Overview.

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Location.

Occupying a prominent position midway along the western side of South Molton Street, this exceptional self-contained upper part Class E space is now available to Let, either as a whole or on a floor-by-floor basis. The space is highly versatile and suitable for a wide range of uses, including office, showroom, medical, or wellness. South Molton Street is one of Mayfair's most iconic and vibrant pedestrianised locations, nestled between Oxford Street and Brook Street. The street continues to grow in popularity, driven in part by the anticipated transformation of the nearby South Molton Triangle - Grosvenor's major mixed-use development set to further elevate the area's status as a world-class office, retail and lifestyle destination. Positioned within London's core luxury retail & hospitality districts and just moments from Bond Street & Oxford Circus Stations, this is a rare opportunity to secure prestigious space in one of the West Ends most sought-after and well-connected locations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	380	35.30	Available
2nd	422	39.21	Available
1st	413	38.37	Available
Total	1,215	112.88	

Financials.

Rent	£65 - £77.50 per sq ft
Rates Payable	£26.95 per sq ft
EPC Rating	Upon enquiry

Terms.

New lease/s direct from the Landlord

Contacts.

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