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## Offices To Let

**4<sup>th</sup> Floor – 4,798 sq ft (445.73 sq m)**

**35 Park Lane  
London W1**



Property Consultants 72/75 Marylebone High Street, London W1U 5JW

These particulars are prepared for guidance only, their accuracy cannot be guaranteed and they do not form part of any contract.



**Location:** Recently developed 35 Park Lane has a prominent presence on the east side of Park Lane close to its junction with Curzon Street. It is an internationally recognisable and prestigious address and offers superb views across Hyde Park. The property is on the doorstep of some of London's most renowned hotels, shops and restaurants.

**Description:** The property is located on an island site therefore benefiting from fantastic natural light. Access is from both Park Lane and Curzon Square – an attractive development that fuses both period and modern accommodation.

The available accommodation provides column-free Grade A office space with views over Hyde Park.

**Accommodation:** The office accommodation comprises the entire 4<sup>th</sup> floor totalling 4,798 sq ft (445.73 sq m).

**Amenities:**

- A recently developed prominent building
- Excellent natural light with views of Hyde Park
- Modern column free open plan space
- Air conditioning
- Fully accessible raised floors
- Metal tiled suspended ceilings
- Fitted out - carpets, cabling, meeting rooms, offices and furniture
- Impressive manned reception
- None of the above services have been tried or tested

**Lease:** The floor is available by way of a sub-lease to October 2015 or 2020.

Alternatively a new lease direct from the landlord could be arranged.

**Rent:** £79.50 per sq ft exclusive.

**Rates:** £23.00 per sq ft.

**Service Charges:** Estimated £12.00 per sq ft.

**Legal Costs:** Each party is to bear their own legal costs incurred in this transaction.

**Viewing:**

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