

1 Marylebone High Street  
London W1U 4LZ  
T 020 7009 2300  
F 020 7009 2311

office@edwardcharles.co.uk  
www.edwardcharles.co.uk

**EDWARD CHARLES  
& PARTNERS W1**  
**CHARTERED SURVEYORS**

**NEWLY REFURBISHED  
AIR CONDITIONED OFFICES**

**SACKVILLE HOUSE  
40 PICCADILLY  
LONDON  
W1**

**1,567 SQ FT – 3,722 SQ FT**



**Location:** This attractive building is situated on the east side of Sackville Street at its junction with Piccadilly. A variety of transport links are provided by the close proximity of Piccadilly Circus (Piccadilly & Bakerloo lines) and Green Park (Piccadilly, Victoria & Jubilee lines) underground stations. The building is also within easy walking distance of many of London's best shops and restaurants.

<b>Accommodation:</b>	Third Floor	2,155 sq ft	200 sq m
	Mezzanine Floor	<u>1,567 sq ft</u>	<u>146 sq m</u>
	Total	3,722 sq ft	346 sq m



**3<sup>rd</sup> Floor**



**3<sup>rd</sup> Floor**



**Mezzanine**

**Amenities:**

- \* Newly Refurbished
- \* Fan Coil Air Conditioning
- \* Metal Tiled Suspended Ceiling
- \* Secondary Glazing
- \* Fully Accessible Raised Floor
- \* Commissionaire
- \* Passenger lift
- \* Excellent Natural Light

**Lease:** A new lease is available from the freeholder, for a term by arrangement.

**Rent:** Third Floor £59.50 per sq ft per annum exclusive  
 Mezzanine Floor £49.50 per sq ft per annum exclusive

**Rates:** TBC

**Service Charge:** £10.45 per sq ft (Estimated 11 / 12)

**Viewing:** Strictly by appointment through:

Mark Phillips / Will Foster  
 020 7009 2300  
[mphillips@edwardcharles.co.uk](mailto:mphillips@edwardcharles.co.uk) / [wfooster@edwardcharles.co.uk](mailto:wfooster@edwardcharles.co.uk)

