

# Sackville House, 40 Piccadilly

Mayfair, London, W1J 0DR – To Be Refurbished



OFFICE FLOOR TO LET | 1,561 sq ft



## Location

The property is situated in a prominent location on the southern corner of Sackville Street close to its junction with Piccadilly. Located in the heart of the West End in Mayfair, all the amenities of this sought after area are within close proximity as are the famous landmarks of Piccadilly including the National Gallery, Fortnum and Masons, and the Ritz. Piccadilly Circus (Piccadilly and Bakerloo lines) and Green Park (Piccadilly, Victoria and Jubilee lines) tube stations are within a short walking distance.

## Description

The 2nd floor rear is currently occupied and will be available from September 2018. The floor is to be refurbished to provide open plan office space with metal tile raised floors and LED lighting.

The pictures are of the 1st floor refurbishment for indicative purposes only.

## Floor Areas

Floor	sq ft	sq m
2nd Floor North	1,561	154
<b>Total</b>	<b>1.561</b>	<b>154</b>

\*Measurement in terms of NIA

## Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

## Jason Hanley, Partner

📞 020 7025 1391

## Rebecca Saxon, Agency Surveyor

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2018

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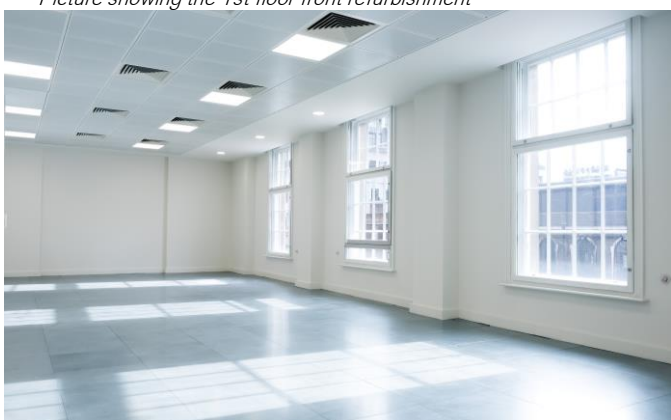
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\* Picture showing the 1st floor front refurbishment



\* Picture showing the 1st floor front refurbishment



## Terms

Tenure:	Leasehold
Lease:	A new FRI lease(s) available direct from the Landlord
Rent:	£77.50 psf pax
Rates:	Estimated at £30.00psf pa 2017/18
Service Charge:	Approximately £11.96 psf pax
EPC Rating	E rating (prior to refurb)

## Amenities

- 2nd floor to be refurbished
- New metal tile raised floor
- Air conditioning
- 24-hour access
- Excellent natural light and ceiling height
- Commissionaire
- Passenger lift
- New LED lighting
- New suspended ceilings
- Refurbished reception

### Jason Hanley, Partner

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