

**JOHN D WOOD**

## **26 CURZON STREET LONDON W1.**

**Office Building with residential**

**3,992 sq.ft. / 370.87 sq.m.**

**To Let**



***LOCATION:***

The property is situated on the south side of Curzon Street midway between Berkeley Square and Park Lane close to the junctions with South Audley Street and Derby Street.

The area benefits from a wide selection of prestigious hotels and restaurants including the Dorchester, the Connaught and the Hilton.

Green Park (Piccadilly, Victoria and Jubilee Lines) and Hyde Park (Piccadilly) Underground stations are nearby.

**ACCOMMODATION:** The accommodation comprises a fully refurbished air conditioned self-contained office building with residential flats. The office floors comprise a mixture of period rooms and other office space

<b>AREAS:</b>	Fourth	Office/residential	801 sq.ft.
	Third	Office/residential	824 sq.ft.
	Second	Offices	882 sq.ft.
	First	Offices	1374 sq.ft.
	Ground	Reception	111 sq.ft.
	TOTAL		3,992 sq.ft.

**LEASE:** A new full repairing and insuring lease for a term by arrangement

**RENT:** **Upon application.**

**POSSESSION:** Upon completion of legal formalities.

**VIEWING:** Strictly through retained Agents

**John D Wood**

**Jacob Haftel or George Cracknell**  
**020 7629 9050**

***Amenities***

- Entrance hall reception with feature lighting, porcelain limestone effect floor tiling, period style handrails and balustrading to stairway and enhanced decorations to panelled wall finishes.
- New 4 person lift operating and control equipment and new lift car finishes to comply with current operating standards.
- New Daikin VRV three-pipe air-conditioning system (heating and cooling options at all times) to all office areas including reception hall. Each floor mounted fan coil has individual set point controllers. System capacity is 40Kw.
- High quality carpet finish to all occupied areas; non-slip vinyl to bathrooms and kitchens.
- Fully tiled and re-fitted toilets, showers, kitchens and bathrooms with high quality white goods and new sanitary ware.
- New lighting and circuit wiring to all floors comprising new fittings of high quality to suit functions in the occupied areas. Polished chrome chandeliers to principal rooms on first floor; new feature wall lights, suspended up/down lights to LG7 CIBSE Standards; wall lights and LED down lights to residential habitable rooms and kitchens/bathrooms respectively.







