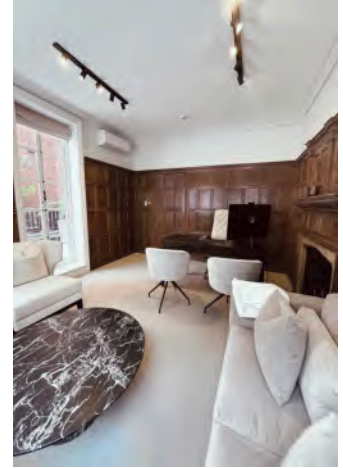


# PRIME OFFICE SUITES AVAILABLE TO RENT

## 22 GILBERT STREET, MAYFAIR, LONDON, W1K 5HD

JOHN D WOOD



### LOCATION

The building is located within a prominent location on Gilbert Street, a few metres away from Grosvenor Square. Bond Street Underground Station is situated within close proximity, providing excellent access to the City and West London via the Elizabeth and Central line, as well as Canary Wharf, London Bridge and North West London via the Jubilee line.

### Local Stations

Bond Street station - 2 minutes walk (Central, Jubilee, Elizabeth Line opening towards the end of 2022)  
Oxford Circus station - 10 minutes walk (Bakerloo, Central and Victoria)

### DESCRIPTION

A recently refurbished, period building, with modern communal facilities. There are two suites available, with both units being approximately 200 sq ft. Features of the property include:

- Manned reception
- Modern bathroom and kitchen facilities
- High ceilings
- A great location

### TERMS

First floor office (200 sq ft) is available on an all inclusive rent of £40,000 pa. This office benefits from a private terrace.

The 4th floor office (188 sq ft) is available on an all inclusive rent of £30,000 pa. Both suites are available on flexible lease terms.

### VAT

Payable

### LEGAL COSTS

Each party to be responsible for their own costs

### VIEWINGS

For further information, or to arrange an inspection of the property, please contact:

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