

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **PRESTIGE 'TURN KEY' CHAIRMANS OFFICE SUITE IN PRIME CENTRAL MAYFAIR**



**Claridge House, 32 Davies Street, Mayfair W1**

**1,185 sq ft -110 sq m**

**LOCATION**

This attractive period building is located on the eastern side of Davies Street between Brooks Mews and Grosvenor Street, being a short walk from both Bond Street underground station (Central and Jubilee lines) and from Green Park Underground Station (Piccadilly, Jubilee and Victoria lines). Oxford Street is a short walk away with its excellent shopping and restaurant facilities and the numerous bus routes which serve Oxford Street.

**ACCOMMODATION**

The available accommodation comprises a self-contained suite on the second floor configured as a generous reception area and two private offices with kitchen and private male & female WC's, fitted and furnished to a high standard having an approximate floor area of:

**1,185 sq ft – 110 sq m**

**AMENITIES**

- \* Commissionaire
- \* Passenger Lift
- \* Comprehensively refurbished to a high standard
- \* Comfort cooled
- \* Manned entrance hall
- \* Furniture available
- \* 'Turn key' ready to move in
- \* Phones and fibre line in situ.
- \* Plaster ceilings
- \* Window blinds

**LEASE**

Assignment of a lease expiring 27th February 2022, contracted outside the Landlord and Tenant Act or longer lease available

**RENT**

£100,725.00 per annum

**RATES**

£32.32 per sq ft for 2020/2021

**SERVICE CHARGE**

£24,408.64 per annum (capped)

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIDEO**

<https://vimeo.com/513939342/86422e552a>

**VIEWING**

By appointment through Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559  
email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)

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