

*** REAVAILABLE DUE TO ABORTIVE NEGOTIATIONS ***

35 HAY'S MEWS, MAYFAIR, W1



**SELF CONTAINED MEWS OFFICES
WITH LARGE ROOF TERRACE & CAR PARKING
2,090 SQ FT (194.16 SQ M)**

www.glinsmanweller.co.uk

Tel: 020 7495 2728

Location The building is located on the north side of Hay’s Mews close to the junction with Chesterfield Hill and just off Berkeley Square in the heart of Mayfair. Bond Street, and Green Park Underground stations (Central, Jubilee, Piccadilly, and Jubilee Victoria lines) are both close by whilst the area is served by some of the world’s best shops, restaurants, bars and hotels.

Description This attractive building provides self contained offices with a large roof terrace currently fitted out to provide a blend of meeting rooms, open plan offices, kitchen and storage having the following floor areas:

Second floor	925 sq ft
First floor	825 sq ft
Ground floor	250 sq ft
Total	2,090 sq ft

- Amenities**
- * Air conditioning
 - * Underfloor trunking
 - * Double glazing
 - * 24 hour access
 - * Shower facilities
 - * Store room
 - * Plaster ceilings
 - * Full carpeting
 - * Built in perimeter storage units
 - * One car parking space
 - * Excellent natural light
 - * Kitchen (Ground) and tea making area (Second)

Terms An assignment of the existing lease being for a term to expire on 30 November 2019 at a rental of £157,500 per annum exclusive (£75.36 per sq ft) outside sections 24-28 of the Landlord & Tenant Act 1954.

Premium offers are invited.

Rates Based on information provided by the VOA we estimate Rates payable for the year commencing 1 April 2015 to be £43,861.50 per annum (£20.99 per sq ft). Interested parties should make their own enquiries.

Availability Immediate upon completion of legal formalities.

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through sole agents Glinsman Weller:

PAUL GLINSMAN
020 7495 2735

RICHARD WELLER
020 7495 2732