

New Instruction

New Instruction

17 OLD PARK LANE, LONDON, W1

FITTED OUT AIR CONDITIONED
OFFICES WITH GREAT VIEWS



Seventh Floor
1,669 sq ft – 155 sq m*

Location: Situated on the east side of Old Park Lane at the junction with Brick Street and within a moment's walk of some of the most prestigious hotels and restaurants in London, including: The Metropolitan, The London Hilton, The Dorchester and Michelin star-rated Nobu restaurant.

Hyde Park Corner underground station (Piccadilly Line) is situated within moments of the building, providing direct access to Heathrow airport. The area is well served by numerous bus routes and there is a convenient taxi drop off/pick up opposite the entrance.

Accommodation: The suite occupies the entire seventh floor and has been fitted out to the highest of standards by the current tenant. Configured as four private offices, a large board room, open plan area, private kitchen and demised male and female toilets. The suite has three elevations of windows with outstanding views over Hyde Park, Green Park and east to the City. The natural light throughout is superb.

Amenities:	Imposing marble lined entrance	Air-conditioning
	Commissionaire	Stunning views
	3 x 6 person passenger lifts	Fully accessible raised floor
	Excellent natural light	Fitted kitchen
	Existing cable management system	Onsite car parking by separate licence
	High quality glazed partitioning	Private male and female toilets

Terms: A new lease is available for a term by arrangement.

Rent: £150,000 per annum exclusive

Rates: Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2011/12 to be approximately £25.31 per sq ft per annum. Interested parties are advised to make their own enquiries

Service Charge: We have been advised by the Landlord that the service charge is currently running at approximately £11.83 per sq ft per annum.

Possession: **The suite will be made available from July 1st 2011**

Viewing: Strictly through sole agent

Ash Sharma
020 7758 3285
07721001751
ash@ashwellrogers.com

Richard Williams
020 7758 3289
07966 106 833
richardwilliams@ashwellrogers.com

*Subject to final on-site measurement
April 2011