

## Office To Let

£85 per sq ft

1,099 to 3,127 sq ft

**21-22 Grosvenor Street,  
London, W1K 4QJ**

Office unit available now on the  
prestigious Grosvenor Street.

- Prestigious Mayfair Address
- Fitted
- Kitchen Facilities
- Concierge
- Showers and Cycle Storage
- Passenger Lift
- Period Style Façade
- Air Conditioning



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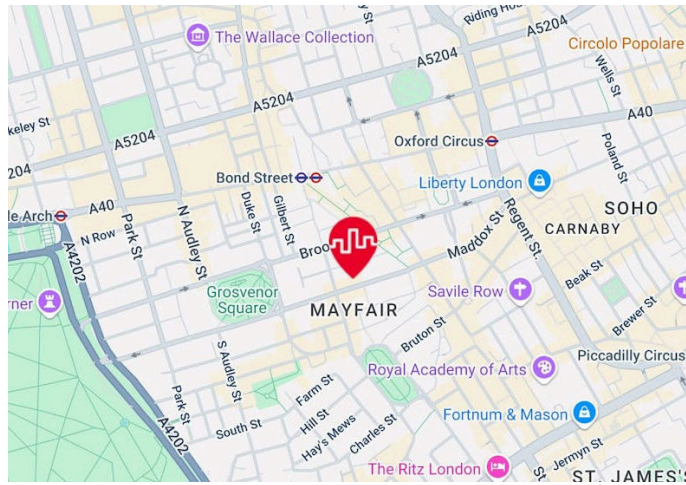
### Summary

- Rent: £85 per sq ft
- Business rates: £35.60 per sq ft
- Service charge: £27.42 per sq ft
- Lease: New Lease

### Contact & Viewings

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### Description

The 2nd floor office unit, comprising 1,099 sq. ft., is situated at the rear of the building and benefits from an abundance of natural light due to floor to ceiling windows surrounding the perimeter of the suite. The floor has been fitted to provide 1 x boardroom, 1 x meeting room, and a kitchenette. In addition, the building benefits from a concierge, passenger lift and access to cycle storage and shower facilities.

### Location

This prominent building is situated in the heart of Mayfair on the renowned Grosvenor Street, just moments from both Grosvenor Square and Berkeley Square. A superb range of amenities is available in the immediate vicinity, including iconic retail destinations such as New Bond Street and South Molton Street, as well as prestigious hotels such as Claridge's and The Biltmore, all right on the doorstep. Bond Street (Jubilee & Central Lines) and Oxford Circus (Victoria, Central & Bakerloo Lines) tube stations are also close by, providing the building with excellent transport links.

### Accommodation

Name	sq ft	sq m	Availability
2nd - Rear	1,099	102.10	Available
1st - Front	1,022	94.95	Coming Soon

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