



## **Colette House** **52-55 Piccadilly, W1J 0DX**

**3<sup>rd</sup> Floor – 1,720 sq ft**

**High Quality Fully-Fitted Offices**

- Prime Location
- Fully-fitted & furnished
- Fully accessible raised floor
- Air-conditioned
- Passenger lift
- Showers and WCs
- Excellent natural light
- Great transport links

## Summary

Floor	Size	Rent psf	Rent pa	Rates psf	S/C psf
3 <sup>rd</sup>	1,720 sq ft	£67.00	£115,240	£35.10	£12.60

## Description

The 3<sup>rd</sup> floor in Colette House provides high-quality, fully fitted, plug-and-play office accommodation with excellent natural light

The floor is efficiently configured to provide 1 x 8-10 board/meeting room, 1 x private office/meeting room, open plan space with 20 desks, a kitchen area and a storage room.

## Location

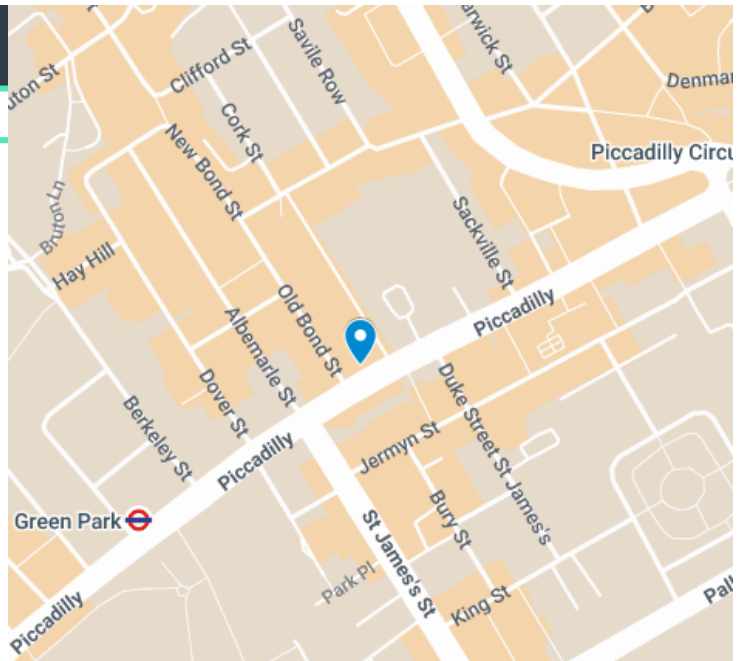
Colette House benefits from excellent transport links, being a 4 minute walk from Green Park (Victoria, Jubilee lines) and a 5 minute walk from Piccadilly Circus (Piccadilly & Bakerloo lines).

The building is adjacent to the Royal Academy of Arts and surrounded by world-class retail, food and cultural amenities. The green spaces of Green Park and Hyde Park are both a short walk away.

## Terms

The 3<sup>rd</sup> floor is available by way of sub-lease or assignment for a term to 31<sup>st</sup> May 2028.

The lease is held outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.



## Viewings & Further Information



**Luke Wild**  
07834763373  
lwild@hallettlondon.com



**Harry Hodges**  
07301292017  
hhodges@hallettlondon.com

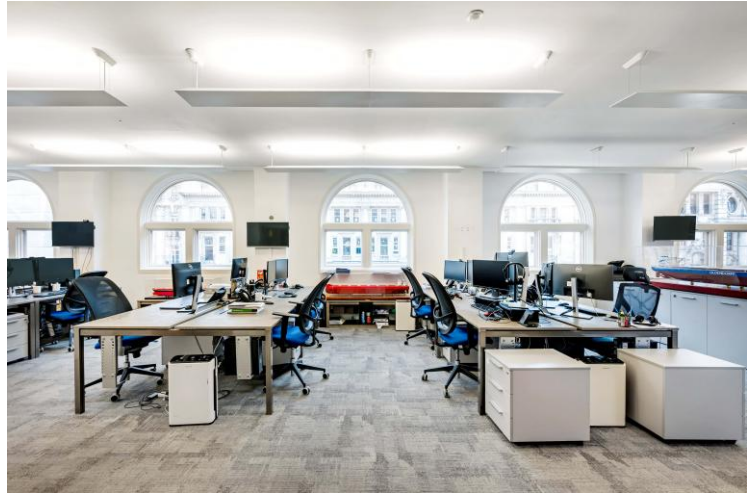
020 8064 0895

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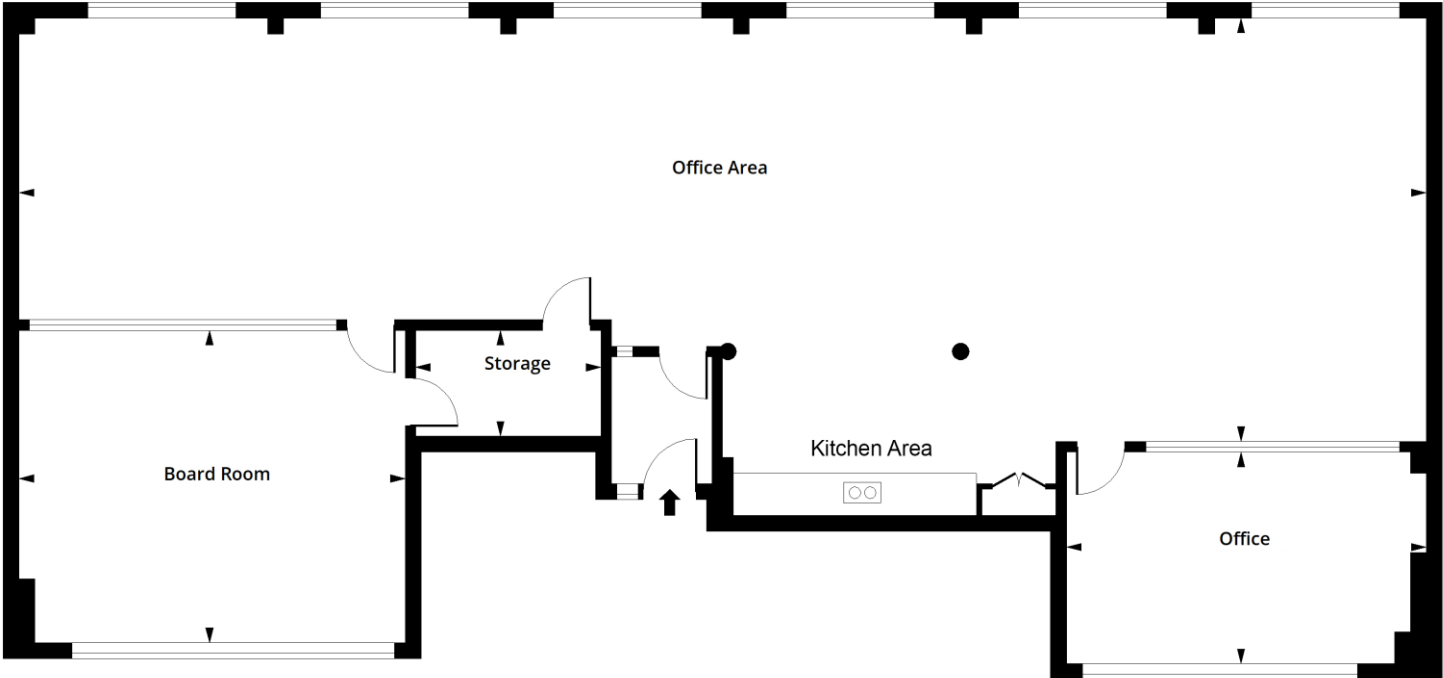


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1<sup>st</sup> Floor – Photos



Indicative 1<sup>st</sup> Floor Plans



Third Floor