



# 16 New Burlington Place, W1S 2HX

2<sup>nd</sup> Floor – 9,000 sq ft

**High Quality Fully-Fitted Office Space**

- Grade A building
- BREEAM excellent
- Prime Mayfair location
- Refurbished manned reception
- Fully-fitted & furnished
- Air-conditioned
- 3 passenger lifts
- Demised showers
- Refurbished end of trip facilities

## Summary

Floor	Size	Rent psf	Rates psf	S/C psf
2 <sup>nd</sup>	9,000 sq ft	£120.00	£51.46	£20.45

## Description

16 New Burlington Place is a Grade A building owned and managed by The Crown Estate. The 2<sup>nd</sup> floor boasts excellent natural light and is fully fitted to a high standard.

The office is configured to provide – 16 private offices, 27 desks in open plan, 12 person boardroom, 3 meeting rooms, library, kitchen area and demised showers.

**The office could easily be re-configured to provide more desks.**

## Location

Located in the heart of Mayfair, one of London's most prestigious business and retail districts, surrounded by a strong mix of global occupiers, luxury brands, and high-end dining.

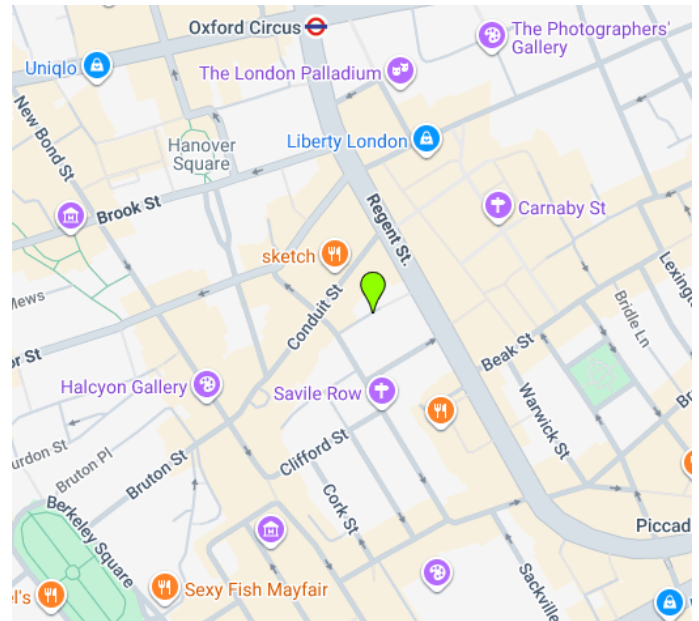
The building is accessed via the tranquil re-landscaped courtyard of New Burlington Place, located just off Savile Row and Regent Street.

The location is a short walk from both Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly (Bakerloo and Piccadilly lines) Underground Stations.

## Terms

The 2<sup>nd</sup> floor is available by way of an assignment of the existing lease for a term to October 2033.

Alternatively, a new lease could be available from the Landlord at a higher quoting rent of £150.00 per sq ft.



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## Viewings & Further Information



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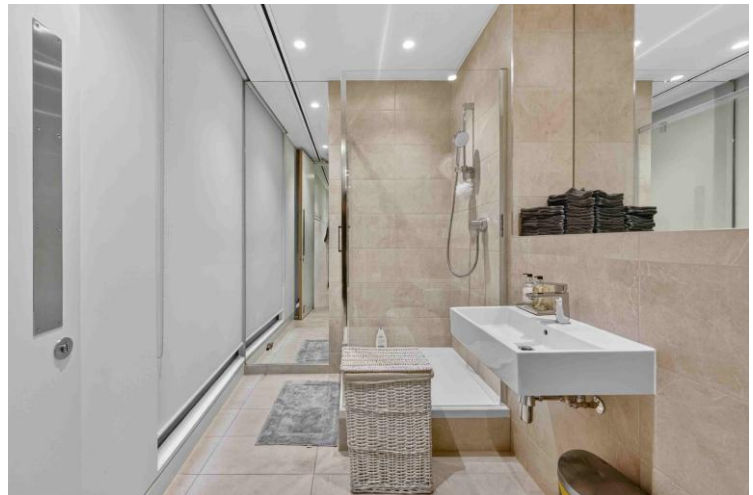


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Part 5<sup>th</sup> Floor – Photos



Current Configuration - 2<sup>nd</sup> Floor Plan

