

TO LET
SUPERB SELF-CONTAINED OFFICE SUITE
PART FIRST FLOOR – 3,800 SQ FT
35 PARK LANE, LONDON, W1K 1RB



Location:	35 Park Lane has a prominent presence on the east side of Park Lane close to its junction with Curzon Street. It is an internationally recognisable and prestigious address and offers superb views across Hyde Park. The property is on the doorstep of some of London's most renowned hotels, shops and restaurants. Hyde Park Corner (Piccadilly Line) and Green Park (Victoria, Jubilee Piccadilly Lines) stations are within a 5 minute walk.
Description:	The property is located on an island site therefore benefiting from fantastic natural light. Access is from both Park Lane and Curzon Square – an attractive development that fuses both period and modern accommodation.
Accommodation:	The office accommodation comprises part 1 st floor totalling 3,800 sq ft.
Amenities	<ul style="list-style-type: none"> ➤ Excellent natural light with views of Hyde Park ➤ Air conditioning ➤ Fully accessible raised floors ➤ Metal tiled suspended ceilings ➤ Fitted out - carpets, cabling, meeting rooms, offices and furniture ➤ Impressive manned reception ➤ Bike Racks and Showers ➤ 24 hour access
Lease:	The floor is available by way of a FR&I sub-lease until October 2031.
Rent:	£95.00 per sq ft exclusive.
Rates:	£47.36 per sq ft.
Service Charge:	£26.31 per sq ft.
Legal Costs:	Each party is to bear their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment through sole agents.

**JAMES ANDREW
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