



35 Park Lane, London, W1K 1RB

Part first floor – self contained 3,800sq ft office at an internationally recognisable and prestigious address.

Summary

Tenure	To Let
Available Size	3,800 sq ft / 353.03 sq m
Rent	£95 per sq ft
Service Charge	£26.31 per sq ft
Rates Payable	£47.36 per sq ft
EPC Rating	Upon enquiry

Key Points

- Excellent natural light with views of Hyde Park
- Fully accessible raised floors
- Fitted out - carpets, cabling, meeting rooms, offices and furniture
- Bike Racks and Showers
- Air conditioning
- Metal tiled suspended ceilings
- Impressive manned reception
- 24 hour access

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.

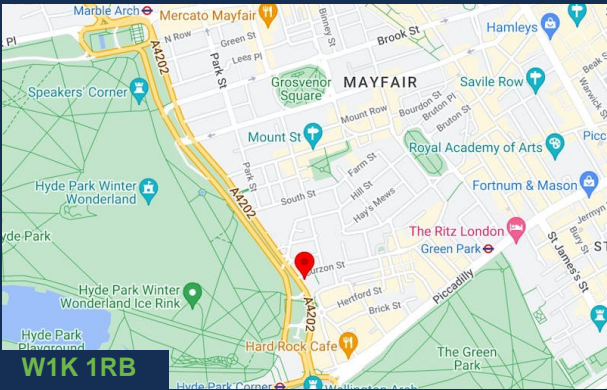
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Fitted	3,800	353.03	Available
Total	3,800	353.03	



Viewing & Further Information



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