

JAMES ANDREW INTERNATIONAL

PRIME MAYFAIR OFFICE

33 Cork Street

London W1S 3NQ

High quality fully fitted self-contained office accommodation available by way of assignment or a new lease by arrangement.

2,099 **SQ FT** 195.02 sq m

5th **FLOOR** Entire self-contained floor

B **EPC RATING** BREEM Very Good



Summary

The entire fifth floor of this striking landmark building in the heart of Mayfair, comprising 2,099 sq ft of high quality, fully fitted self-contained office space. Completed in 2021 behind a retained façade, the floor offers a contemporary CAT B specification with openable windows and high-performance heating and cooling.

2,099

SQ FT

195.02 sq m

5th

FLOOR

Entire floor

2021

BUILT

Retained façade

B

EPC

BREEAM V.Good

Location

The property is located in the heart of Mayfair on the corner of Cork Street and Clifford Street between New Bond Street and Savile Row.

Transport

Transport links are excellent with Bond Street station (Central, Elizabeth and Jubilee lines), Oxford Circus station (Bakerloo, Central and Victoria lines) and Piccadilly Circus station (Bakerloo and Piccadilly lines) just a few minutes walk away.

Terms

Available by way of a sublease or an assignment of the lease (expiring Aug 2027) with a tenant option to extend for a further 5 years with a six months' rent-free period, or by way of a new lease for a term by arrangement.

Rent

£277,337.50 PA - £132.13 psf

Rates

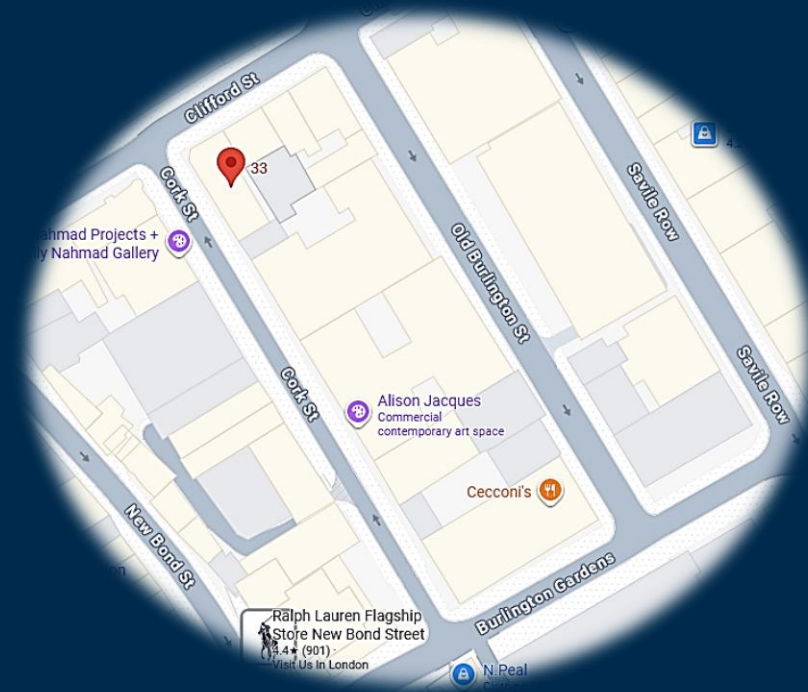
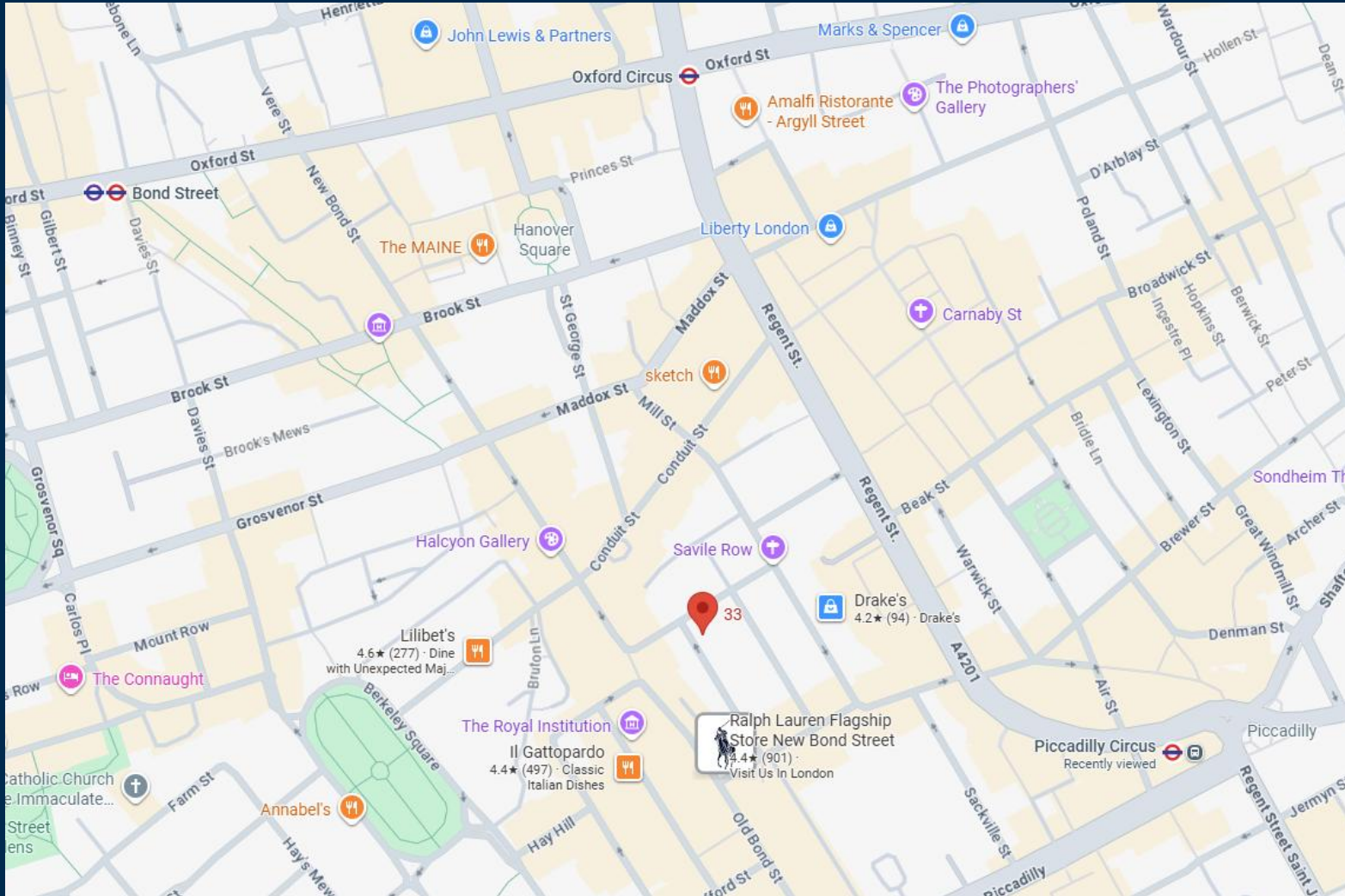
£61,300 PA

Service Charge

£42,600 PA - £20.30 psf



Location



Specification

- High specification CAT B finish
- New build completed 2021 behind retained façade
- Openable windows
- High performance heat pump heating & cooling
- Two 10-person passenger lifts, app-enabled contactless call
- Exclusive Male and Female WC facilities
- Smart tech enabled / compatible
- Enhanced secure cycle storage, showers & changing facilities
- Full fibre connectivity
- EPC rating B · BREEAM Very Good



Gallery

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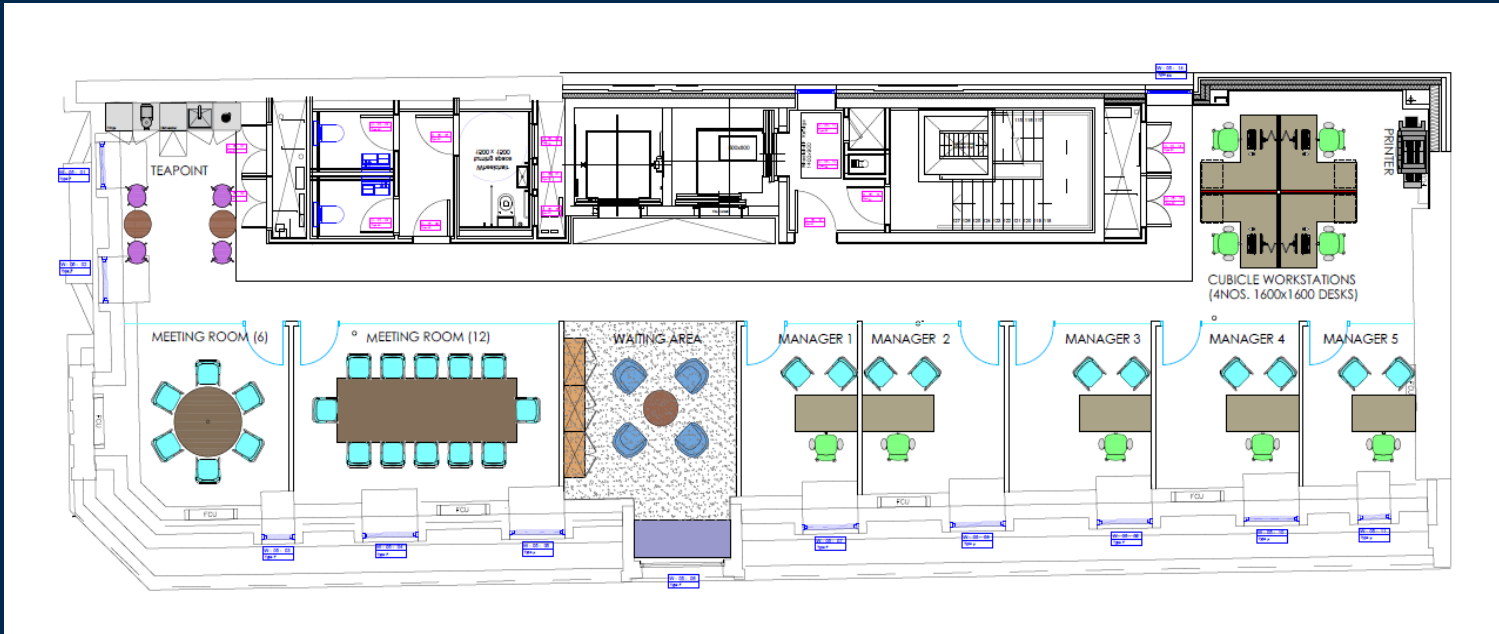


Floorplan & Contacts

FIFTH FLOOR — GENERAL ARRANGEMENT

VIEWINGS

Strictly by arrangement with the sole agents.



Not to scale. For indicative purposes only.

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