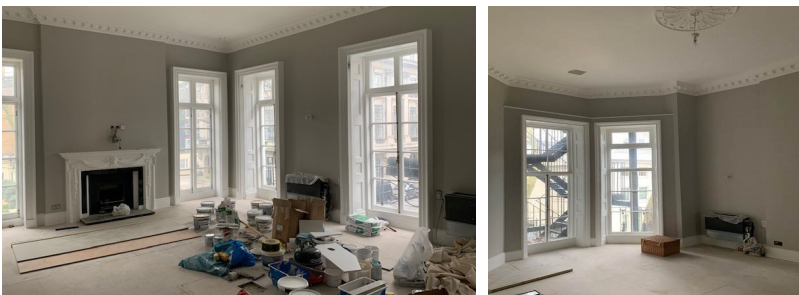


16 Curzon Street, London W1

Self-Contained Office Building To Let with
Stunning Period Features

3,174 sq ft (295 m²)



- Comprehensively refurbished
- Incredible period features
- Kitchenettes
- Comfort cooling
- Entryphone system
- Large entrance hall
- Excellent natural light
- Shower
- 4th floor has residential use

16 Curzon Street, London W1

Location

This self-contained building occupies a prominent position on the north side of Curzon Street, adjacent to and overlooking the gardens of the Saudi Arabian Embassy, and opposite Shepherds Market. Both Green Park (Piccadilly, Victoria and Jubilee lines) and Hyde Park Corner (Piccadilly line) underground stations are within a few minutes walk.

Description

The building offers high quality office accommodation in a period setting.

The first floor provides stunning high ceilings with beautiful period features and views over Curzon Street. The principal office floors each have two or three rooms, whilst on the fourth floor there is consent for residential use.

The net floor areas are as follows:

Floor	Area / sq ft
4th (apartment)	420
3rd	798
2nd	885
1st	891
Grd	180
TOTAL	3,174

Terms

A new FRI lease is available directly from the freeholder.

Rent

A quoting rent of £77.50 per sq ft per annum exclusive overall.

Rates

£33.02 per sq ft. Interested parties are advised to make their own enquiries with the local authority.

Service Charge

£4.00 per sq ft.

Energy Performance

Rated C.

**For further information or to
arrange a viewing please
contact the sole agents:**

Crossland Otter Hunt
Phil Frenay | phil@coh.eu
Bryan Pontifex | bryan@coh.eu

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