



17 Old Park Lane

London, W1

Property type	Offices
Tenure	To Let
Floor / Size	3 rd Floor - 3,454 sq ft 2 nd Floor – 3,454 sq ft
Rent	£85.00 per sq ft

Key Points

- > Refurbished to Grade A
- > Staffed reception
- > Air-conditioning
- > Stunning views
- > 24/7 access
- > 3 x 8 person passenger lifts
- > New metal tiled fully accessible raised floor
- > Excellent natural light and ceiling height
- > Car parking by separate licence
- > Demised male and female toilets

Location

The building is situated on the east side of Old Park Lane at the junction of Brick Street. Some of the most prestigious hotels and restaurants in London, including: The Metropolitan, The London Hilton, The Dorchester and Michelin star-rated Nobu restaurant are all close by.

Hyde Park Corner underground station (Piccadilly Line) is situated within moments walk of the building and Green Park underground station (Victoria, Piccadilly & Jubilee lines) is 6 minutes walk, both providing direct access to Heathrow airport. The area is well served by numerous bus routes and there is a convenient taxi drop off/pick up opposite the entrance.

Description

The suite occupies the entire third floor and has been refurbished to a Grade A standard incorporating;

- New LED lighting system
- New raised metal tiled raised floor
- New metal tiled ceiling
- Refurbished, demised male and female WC's

The second floor has been fitted out to provide a large boardroom, a number of private offices, open plan and break out area.

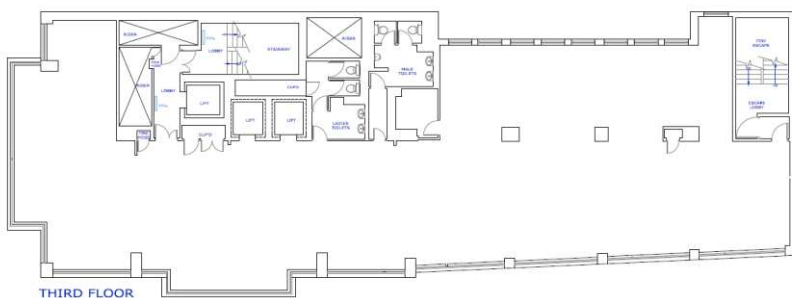
Both suites have excellent views over Hyde Park & Green Park and the natural light throughout is superb. They also benefits from excellent floor to ceiling height.

Accommodation

Demise	sq m	sq ft
3 rd Floor	320.88	3,454
2 nd floor	320.88	3,454

Terms

A new lease is available from the Landlord.



Brick Street



Energy Performance Rating

Available upon request.

Business Rates

Business rates payable for the 2017/2018 equate to approximately £37.77 per sq. ft. Tenants are advised to make their own enquiries in this regard.

Service Charge

Approximately £14.21 per sq ft.

Viewing & Further Information

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