

22 OLD BOND STREET

LONDON, W1



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The part 4th floor comprising 731 sq ft largely open plan accommodation with a fitted kitchen and large meeting room / Directors office which benefits from attractive crissall windows separating it from the main open plan office area.

ACCOMMODATION

FLOOR

4th (part)

TOTAL

Floor area subject to measurement

AREA

731 sq ft

731 sq ft

LOCATION

The building occupies a prominent position on Old Bond Street, next to the corner of Burlington Gardens on one of the most renowned retail destinations in the world. The entrance is directly opposite to the Tiffany and Co flagship store. The property benefits from a number of local amenities and transport links.

SPECIFICATION/AMENITIES

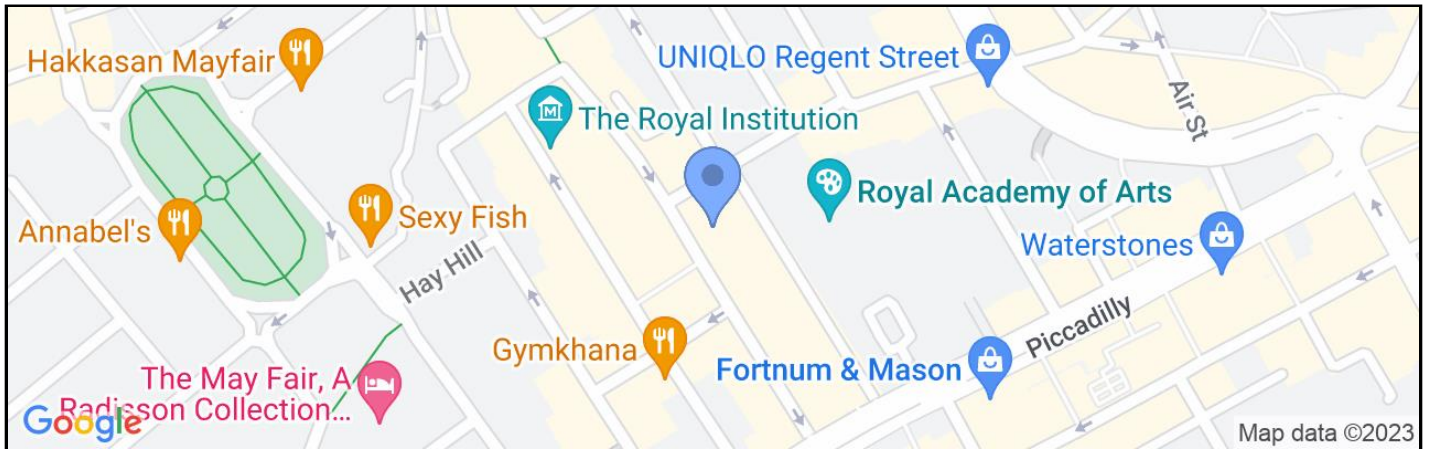
- 'Plug and Play'
- Parquet flooring
- Period features
- Lift
- Kitchenette
- Excellent natural light
- EPC - (D 88)

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TERMS

LEASE

A new FRI sub-lease for term up to April 2027.

RENT

£69,408 per annum (+VAT)

RATES

£17,325 per annum (estimate)

SERVICE CHARGE

£20,600 per annum (+VAT)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

COLIN HARGREAVES

0203 440 9804

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JAMIE MAJOR

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Subject to Contract

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