# 2 PARK STREET
LONDON,

GRYPHON
PROPERTY PARTNERS

## DESCRIPTION

The building occupies a corner position at the junction of South Street and Park Street, close to Park Lane and Hyde Park. Bond Street, Green Park and Marble Arch are the nearest underground stations and numerous bus routes pass close by. The immediate location abounds with top-class restaurants and private clubs, and Shepherd Market is moments away with its eclectic mix of pubs, sandwich bars and restaurants.

## LOCATION

Hyde Park Corner - 10 minutes

Marble Arch - 13 minutes

Bond Street - 13 minutes

## SPECIFICATION/AMENITIES

- Daily cleaning
- In-house maintenance & IT support
- Super-fast fibre internet
- Dedicated private & secure connection
- Meeting Room
- Kitchenette
- Bike Storage
- Showers

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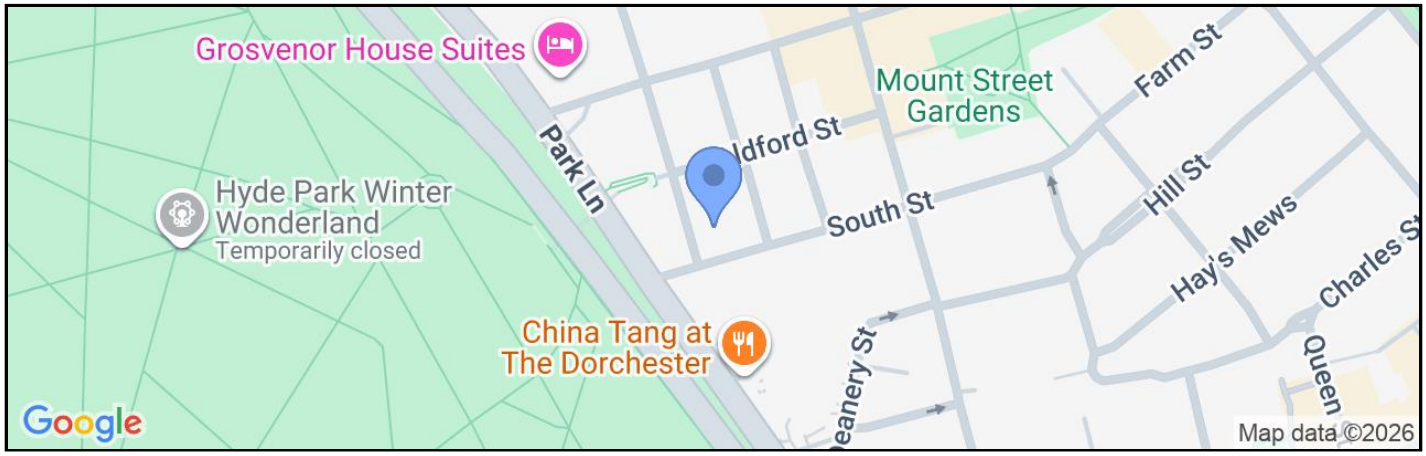


## TERMS

### LEASE
Flexible by arrangement

### RENT
From £40,000+VAT pcm

### VAT
Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ISOBEL PAYNE ENQUIRIES
0203 440 9800
info@gryphon.uk.com

**Subject to Contract**
Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.October 2026