

# 3 QUEEN STREET

MAYFAIR, W1J 5PA



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Three Queen Street offers serviced offices and meeting rooms at a prestigious business address with easy access to both the West End and the City. The business centre is situated within an impressive Victorian building located in the heart of Mayfair, only a short distance from Berkeley Square in a prestigious location is excellently served by both restaurants and transport. Extensively refurbished to provide modern, fully furnished, spacious offices, benefitting from excellent natural light and contemporary reception area with a built in and occupied reception desk. Three Queen Street maintains its heritage, but creates superb unbranded office space fully equipped to modern standards and the latest in IT and telecoms. You will also be able to take advantage of our onsite team, who are able to act as your company receptionist taking your calls when you are in and out, handling your mail and faxes and anything else that you may need assistance with. In addition, board room and meeting rooms are available to book upon request from 2-20 people and offer a full catering service and audio visual equipment.

## LOCATION

Three Queen Street is located on the corner of Curzon Street and Queen Street Street, near Sheppard's market and a short distance from Berkeley Square, in the heart of London's prestigious Mayfair. Only 2 minutes walk from Green Park station (Piccadilly, Jubilee and Victoria lines) and numerous transport links. The area also benefits from both Hyde and Green park only moments away and the delights of Mayfair's social setting.

## SPECIFICATION/AMENITIES

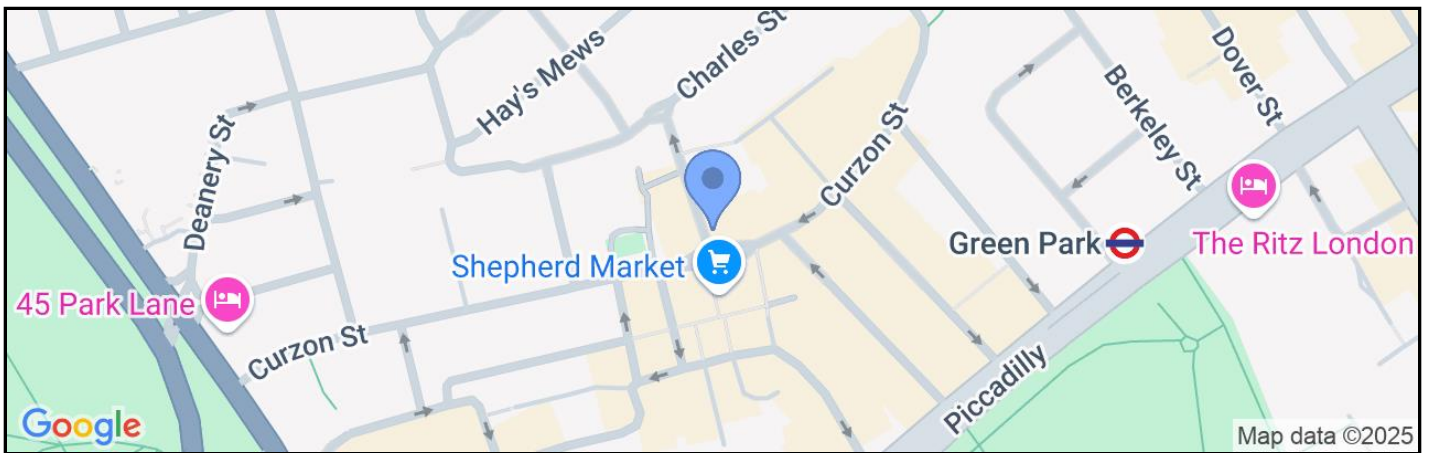
- 24/7
- Office cleaning
- Simple licence agreement
- Meeting rooms available for hire
- Virtual Offices

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@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. March 2025