

25 GREEN STREET

LONDON, W1K 7AX



GRYPHON
PROPERTY PARTNERS

DESCRIPTION

Our workplace at 25 Green Street contains 7,000sqft of high-quality serviced office space spread across several self-contained floors, all available on flexible terms. Each private office is designed to accommodate teams of between 2 and 25 people, making this the perfect choice for small businesses looking for a new office at a prestigious Mayfair address. Along with the self-contained highly-functional serviced office space, there's a shared break-out lounge area with luxurious coffee facilities and plenty of room to take a breather from your desk. We've also built a well-equipped meeting room into the workplace, perfect for hosting pitches, presentations, and video-conferences. In a prime W1 location just next to Hyde Park, it's perfectly situated for easy access from elsewhere in London via the underground or road. 25 Green Street is a great option for small businesses seeking a serviced workplace that improves their worklife in Mayfair.

LOCATION

25 Green Street is in an iconic part of Mayfair, right next to both Hyde Park and Grosvenor Square. It's also within throwing distance of both Bond Street and Marble Arch tube stations, unlocking the rest of London via the Central, Bakerloo, Victoria, and Piccadilly lines. But we're also cyclist-friendly at 25 Green Street so, if you'd prefer to pedal to work, you can.

SPECIFICATION/AMENITIES

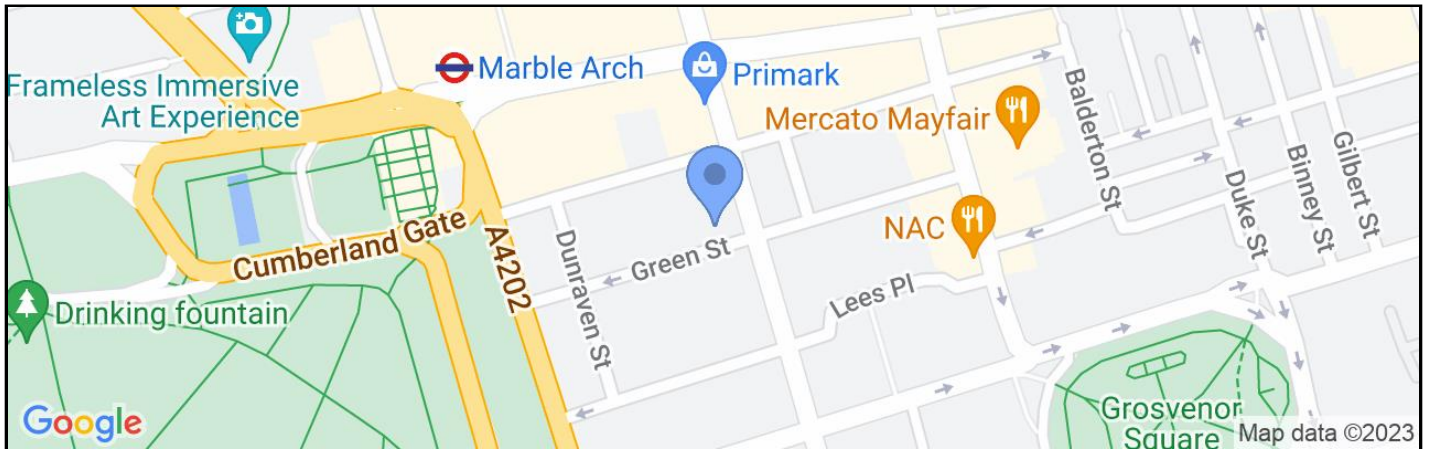
- Mailing and trading address
- Dog-friendly
- Air filtration and fresh airflow
- Wifi
- Rent, business rates, utilities, service charge and building insurance
- High ceilings and excellent natural light
- Cyclist-friendly
- VoIP telephony

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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

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. December 2023