

# Fitted Out Office Floor To Let 1<sup>st</sup> Floor

45-46 Albemarle Street, Mayfair  
W1

1,430 SQ FT

  
**dohertybaines**  
Leading Real Estate Advice

Byron House  
7-9 St James's Street  
London SW1A 1EE  
T: +44 (0) 20 7355 3033  
W: dohertybaines.com

A prominent building on Albemarle Street designed by the renowned post war architect Ernő Goldfinger.



## Location

The building is located on the western side of Albemarle Street in the heart of Mayfair between Piccadilly and Grafton Street near the junction of Stafford Street.





Communications are excellent with Green Park (Jubilee, Victoria and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) Underground Stations being only a short walk away.

The area is home to a wide range of national and international occupiers, hedge funds and private equity houses. In addition the property is situated in a location world renowned for its wealth of luxury stores, exclusive brands and outstanding hotels and restaurants.

### Description

The building was comprehensively refurbished four years ago. The accommodation has been fitted out to a high standard comprising large reception area, ten person boardroom, private office and a large open plan office area with a tea point.

### Amenities

Air conditioning	Fully fitted out and cabled
Passenger lift	High ceilings
Perimeter trunking	Fitted tea point

### Terms

The floor is available by way of an assignment of the existing lease expiring in March 2017 with a tenant only break in March 2012. The current rent passing is £100,100 pax (£70 per Sq Ft). Alternatively a new lease direct from the landlord may be available on terms to be agreed.

### Business Rates

£18.82 per Sq Ft

### Service Charge

£4.45 per Sq Ft (current)

For further information contact:

#### Alex Brown

T: 020 7355 3033

E: abrown@dohertybaines.com

#### Joss Lucas-Scudamore

T: 020 7355 3033

E: jlucas-scudamore@dohertybaines.com

#### MISREPRESENTATION ACT 1967

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(2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Doherty Baines or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into contract or otherwise rely upon these particulars as statements or representations of fact.

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**Note:** Doherty Baines has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land air or water contamination. The Purchaser is responsible for making his own enquiries in this regard.