

NEWLY AVAILABLE

REFURBISHED AIR CONDITIONED
OFFICE FLOOR
TO LET

1,678 sq ft approx



COLETTE HOUSE 52-55 PICCADILLY, LONDON, W1

- LOCATION** The building occupies a prominent position on the north side of Piccadilly near to the junction with Old Bond Street. Green Park and Piccadilly underground stations are nearby.
- ACCOMMODATION** Approached through a spacious entrance, the accommodation comprises a bright, spacious open plan newly refurbished **third floor** having an approximate net internal floor area of **1,678 sq ft.**
- FEATURES**
- Air conditioning
 - Underfloor trunking
 - Plastered ceilings
 - Capped off services
 - Video Entryphone
 - Iguzzini lighting
 - Passenger lift
 - Private toilets
 - Private Showers
 - New carpets
- LEASE** A new lease from the freeholder is available for a term to be agreed.
- RENT** £47.50 per sq ft per annum exclusive of outgoing and VAT
- VIEWING** By appointment through sole letting agent:

Andrew Rosen/Paul Gold
Braham Good

June 2010

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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