

SUPERB AIR CONDITIONED
MAYFAIR OFFICE FLOOR TO LET
WITH OUTSIDE TERRACE

COLETTE HOUSE

52-55 PICCADILLY
LONDON W1



1,959 sq ft (182 sq m)



LOCATION

The building occupies a prominent position on the north side of Piccadilly close to the junction with Old Bond Street and Burlington Arcade. Both Green Park and Piccadilly Circus underground stations are in close proximity to the building.

ACCOMMODATION

The offices are approached through a prestige ground floor entrance hall and comprise an entire **first floor** air conditioned office suite which measures approximately **1,959 sq ft** (182 sq m) which has just been the subject of an extensive refurbishment programme. The floor is currently in open-plan layout, but easily divisible to a mixture of open-plan and cellular use.



FEATURES

- » AIR CONDITIONING
- » IGUZZINI LIGHTING
- » HIGH CEILINGS WITH PLASTER FINISH
- » PRIVATE SHOWER FACILITIES
- » OUTSIDE DECKED TERRACE
- » PRIVATE WCs
- » PASSENGER LIFT
- » CAPPED OFF SERVICES

RENT

Upon application

LEASE

A new lease is available direct from the landlords for a term by arrangement

VIEWING

For further information or an appointment to view contact please call sole agent **Andrew Rosen** at **Braham Good** on **020 7935 1653**.

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
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