

45 HERTFORD
STREET W1

**Refurbished
Period Style
Office Building
To Let In Mayfair**

2,454 Sq Ft
including one
room Pied-à-Terre



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This attractive self-contained office building is located in the heart of Mayfair close to the international hotels in Park Lane and adjacent to Curzon Street and the restaurant and retail amenities in Shepherd's Market. Hyde Park (Piccadilly) and Green Park (Jubilee & Piccadilly) Underground Stations are both within close proximity.



The Neighbourhood

- 1 The Dorchester Hotel
- 2 The Punch Bowl Pub
- 3 Babble Bar
- 4 The Wolseley
- 5 The Ritz Hotel
- 6 Curzon Mayfair Cinema
- 7 Shepherd Market
- 8 Tamarind Restaurant
- 9 Nobu Restaurant
- 10 Hard Rock Cafe
- 11 The Lanesborough Hotel



Terms

Rent

£95,000 per annum exclusive

Lease

Until 20th June, 2013

Estimated Business Rates

(2010/11) £24,478



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Amenities

- 6 person automatic passenger lift
- Decorated & carpeted ready for immediate occupation
- Central heating
- Patio
- Intruder alarm
- Entry phone system
- Pied-à-Terre
- Good natural light

Total Net Floor Area

Floor	Sq Ft	Sq M
4th Floor	374	34.74
3rd Floor	436	40.50
2nd Floor	380	35.30
1st Floor	445	41.34
Ground	366	34.00
Basement	453	42.08
Total Approx	2,454	227.96

