

# To Let

**Office 1,679 - 42,890 sq ft NIA**

10 Stratton Street, London, Greater London, W1J 8LG



## Summary

- 10 Stratton Street provides 42,890 sq ft of comprehensively refurbished Grade A accommodation
- Type: Office
- Tenure: To Let
- Size: 1,679 - 42,890 sq ft NIA
- Rent: £100 per sq ft

## Highlights

- Impressive entrance
- Exceptional local amenities
- Recently refurbished
- Manned reception

## Location

Located on the west side of Stratton Street in the heart of Mayfair. The area is renowned for its abundance of fine restaurants, bars and clubs. It also benefits from world class luxury retail and iconic galleries, all on your doorstep.

The area is home to numerous corporates, hedge funds, private family offices, wealth managers and luxury goods houses.

## Availability

Floor / Unit	Size	Availability
7th	1,635 sq ft	Under offer
6th	3,251 sq ft	Occupied
5th	4,140 sq ft	Available
4th	5,156 sq ft	Occupied
3rd	5,724 sq ft	Available
2nd	5,757 sq ft	Occupied
1st	5,627 sq ft	Available
Ground	5,975 sq ft	Available
Lower Ground	3,763 sq ft	Available

## Specification

- Remodelled reception area
- Three new 8-person passenger lifts (1 new lift shaft) only 1 lift serves 7th floor
- New double glazed windows throughout with enlarged openings to the front and rear
- Brand new 'Chairman's Suite' on 7th floor, inc terrace
- Four pipe fan coil air-conditioning system
- Metal tile suspended ceilings (2.65m floor to ceiling)
- Fully accessible raised floors(120-150mm floor void)
- Density 1:10 but with careful planning can achieve 1:8
- Ability to have generator at garden level
- Four private terraces totalling 1,852 sq ft
- 30 bike spaces and three showers and lockers at garden level
- BREEAM Very Good
- New WC core, 6 M/F on every floor with wheelchair access WC. On level 7 – 3 WCs, on level 6 – 5 WCs

## Amenities

- Lifts
- Outdoor Space
- Suspended Ceiling
- Bike Storage
- Air-Conditioning
- Raised floors

## Energy Performance Rating

This property has been graded as 75(C).

## Rent

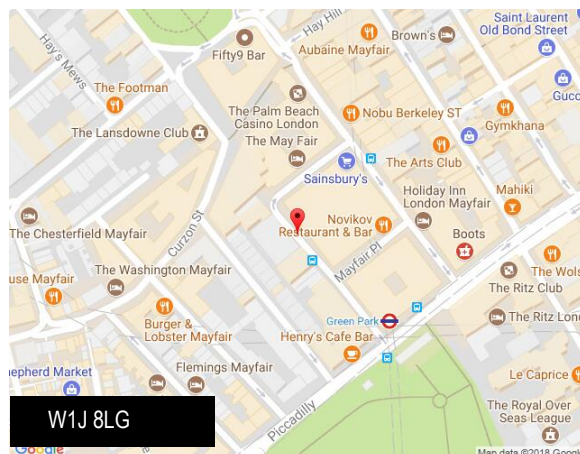
£100 per sq ft

## Business Rates

Rates Payable: £49 per sq ft

## Service Charge

£10 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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