



HARRISON LEGGETT

HIGH QUALITY MAYFAIR OFFICE SUITE TO LET

EGYPTIAN HOUSE 170/173 PICCADILLY LONDON W1J 9EJ



FIRST FLOOR (East)

1473 SQ FT (136.8 SQ M)

AMENITIES

- STYLISH ENTRANCE HALL WITH COMMISSIONAIRE
- PASSENGER LIFT
- COMFORT COOLING
- PERIMETER TRUNKING
- ARRANGED AS MIX OF OFFICES AND OPEN PLAN
- EXCELLENT NATURAL LIGHT
- KITCHEN AND DEMISED WC'S

LEASE: Expiring September 2022 outside L & T A.

RENT: £95,000 p.a. excl.

RATES: £35,000 payable approx.

SERVICE CHARGE: £22,000 p.a. approx. capped.

VIEWINGS: By Appointment through Sole Agents **Harrison Leggett**

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