

370 - 2,914 SQ FT

**HIGH QUALITY, NEWLY REFURBISHED
AIR CONDITIONED OFFICES TO LET**



**OLD PARK LANE
MAYFAIR W1**



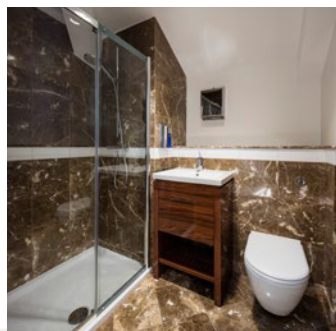
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DESCRIPTION

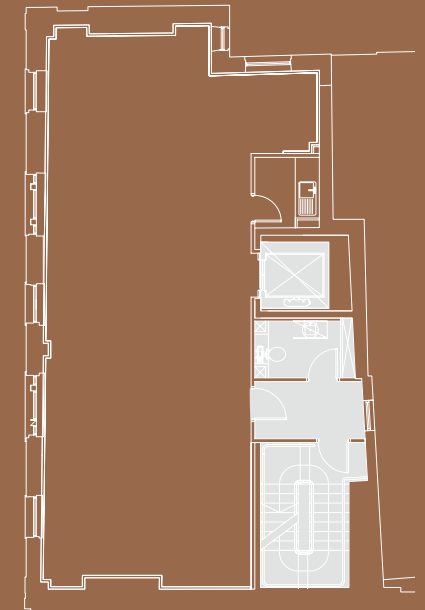
4 Old Park Lane has been extensively refurbished, offering an impressive reception and common parts with high quality, modern, Grade A office floors behind a period façade.

FEATURES

- Extensively refurbished manned reception hall
- 8 person passenger lift with private access controls
- Air conditioning
- Perimeter skirting incorporating power and data points
- New LED lighting
- Category 6 data and power cabling with patch panels on each floor
- Metal tiled suspended ceilings
- Powered blinds
- Dedicated bicycle store with racks
- Shower and changing facility
- WC on each floor
- Fitted kitchens with microwave, fridge and dishwasher on each floor
- Excellent natural light
- Fully carpeted
- Double glazing
- Burglar alarm system on each floor
- Intercom to reception desk



TYPICAL UPPER FLOOR
945 SQ FT / 84.94 SQ M



ACCOMMODATION

FLOOR	SQ FT	SQ M
4th	764	70.42
3rd	835	77.57
L Ground	370	34.40
TOTAL	2,914	267.33

IPMS floor areas can be made available upon request.

For indicative purposes only - not to scale.

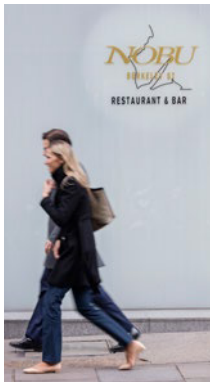
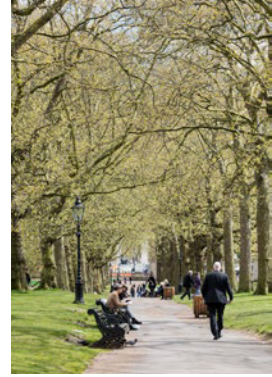


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LOCATION

The property is located on the eastern side of Park Lane, close to the junction with Piccadilly. Many of London's best hotels are immediately accessible.

Green Park (Piccadilly, Victoria and Jubilee lines) and Hyde Park Corner (Piccadilly line) underground stations are within easy walking distance along with the wealth of diverse amenities that Sheperd Market, Mayfair and North Belgravia has to offer.



WWW.4OLDPARKLANE.COM

VIEWINGS

Strictly through Knight Frank, details below.

TERMS

New lease terms upon application.

KNIGHT FRANK

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The particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. January 2018

Designed and produced by Cre8te - 020 3468 5760 - www.cre8te.london