

LONIC

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LONDON & NEW YORK

**THE SMARTEST ADDRESS &
SUITE IN MAYFAIR
(PROBABLY).....**

1,800 SQ. FT.

ONLY £59.50 PER SQ. FT.!!*

*** Net Effective Rent After Incentives**

**5TH FLOOR,
7-8 SAVILE
ROW,
W1S 3PE**



**Appointment
through
sole agents:**

Michael Firestone
mf@ionic.uk
07909 224 095

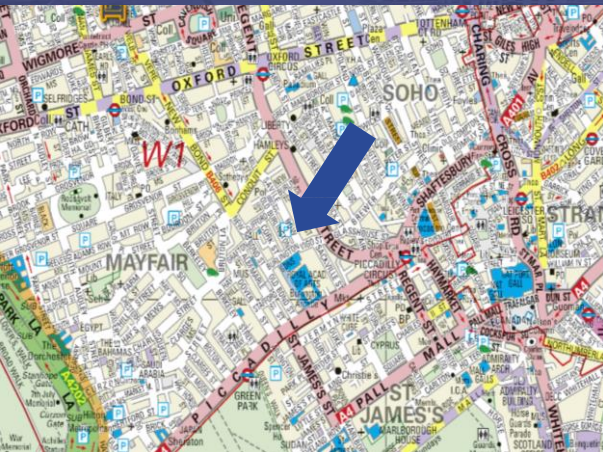
Jonny Novick
jn@ionic.uk
07811 100 622

[Virtual Tour: https://my.matterport.com/show/?m=NnVdvYhFHZA&brand=0](https://my.matterport.com/show/?m=NnVdvYhFHZA&brand=0)

APPROXIMATE COSTS:

**Modern
5th Floor Office
Suite In The
Heart of Mayfair**

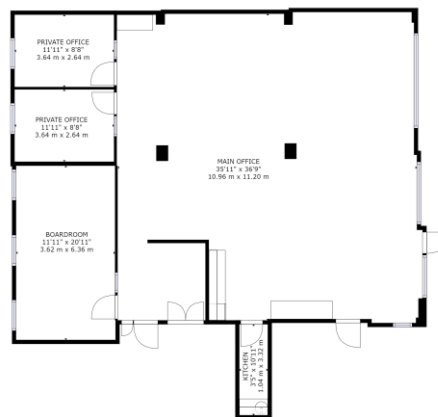
	SIZE SQ. FT. SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA/PCM
	1,800	£107,100	£57,116	£22,570	£186,786
	167	£59.50*	£32.00	£13.00	£15,567
5th Floor: 1,800 Sq. Ft.		* Net Effective Rent After Incentives			



7-8 Savile Row, W1S 3PE

Amenities:

- 24 Hour Access
- Air Conditioning
- Boardroom
- 1 Meeting Room + Private Office
- Open Plan Office
- Fibre Connectivity
- Perimeter Trunking
- Kitchenette/Break Out Area
- WCs (1 x DDA Compliant)
- Lift
- No Fit Out Required



LOCATION:

The property is situated in the heart of Mayfair on the world famous Saville Row, between the junctions with New Burlington Street and Vigo Street. Transport links are excellent - located close to Oxford Circus, Bond Street, Green Park and Piccadilly Circus underground stations.

ACCOMODATION:

Modern, self contained fifth floor offices comprising of an predominantly open plan office space including a reception area, boardroom, meeting room, private office, breakout area and kitchenette. Currently configured to offer in excess of 25 desks.

LEASE:

By way of an assignment expiring on 14 May 2022. The Lease is excluded from the Landlord & Tenant Act 1954. Potentially a new lease is available directly from the Landlord on terms to be confirmed.

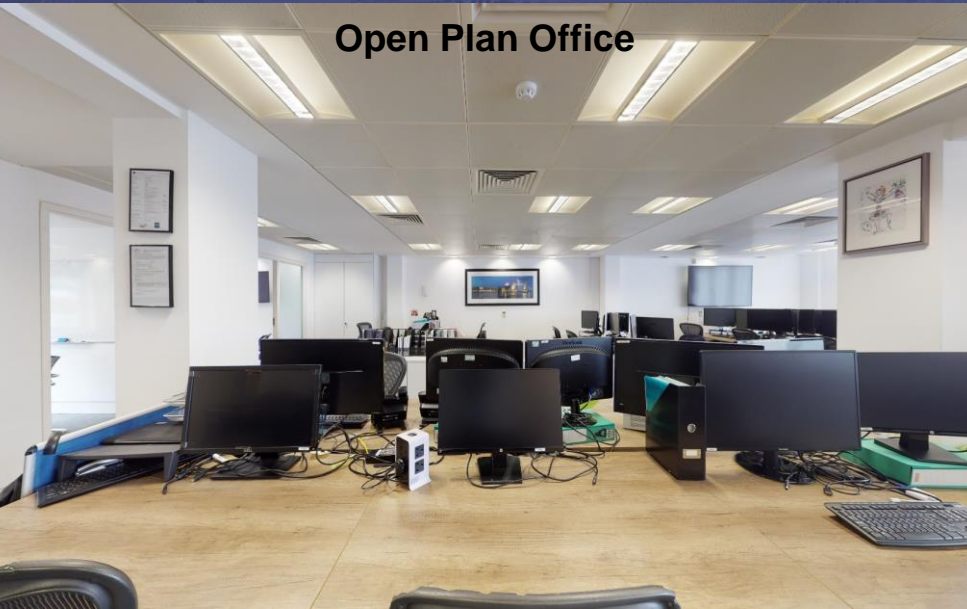
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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Open Plan Office



Reception Area



Meeting Room



Kitchenette / Break Out Area

