

17<sup>A</sup> CURZON ST  
MAYFAIR W1

1<sup>ST</sup> FLOOR

1,624 SQ FT (150.87 SQ M)\*

NEWLY REFURBISHED OFFICE TO LET



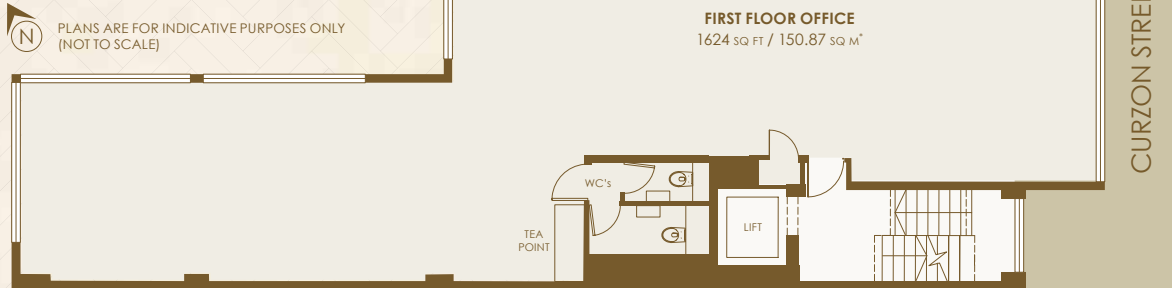
The first floor has been substantially refurbished offering flexible modern accommodation benefitting from the following:

- **Excellent natural light**
- **New parquet flooring**
- **VRF comfort cooling**
- **Fashionable Crittall-style windows**
- **Tea point**
- **Demised WCs**
- **Passenger lift**
- **Manned reception**
- **Access to showers and lockers**
- **Cycle racks and cycle repair station**
- **Secure satellite connectivity**
- **EPC – B42**

A new effective FRI lease is available direct from the landlord on terms to be agreed.



# FLOORPLAN



\*Quoted floor areas are Net Internal

For further information or to arrange a viewing, please contact the joint sole letting agents.

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