



MAKING MOVES



EXIT



5TH FLOOR
17C CURZON STREET
LONDON
W1J 5HU

1,419 SQ FT

HIGHLIGHTS:

- Fitted & Furnished with 12 desks and Boardroom
- Kitchen
- Manned Reception Entrance
- Room for extra desks and additional meeting room space
- Passenger lift
- Excellent natural light

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



17C Curzon Street is located to the north of Curzon St, connecting Berkeley Square to the west to Park Lane to the east. The bustling Shepherds Market is also a short walk away, along with various other restaurants, bars and amenities nearby.

Situated a 6-minute walk from Green Park station, connecting to Victoria, Piccadilly and Jubilee lines, and Hyde Park Corner is a 9-minute walk offering Piccadilly line.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with 12 workstations, boardroom, kitchen, large breakout space, which could be utilised as further desk space or another meeting room.

The building has a manned reception entrance and a passenger lift accommodating all floors.

TERMS:



Available by way if an assignment or flexible sublease until February 2027 with a Tenant only break option in 2025.

EPC:



An EPC is available on request

VAT



The building is VAT elected

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th	1,419	£62.50	£13.78	£42.00	£167,839.32	£13,986.61

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Matt Mannix
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