



Vantage Properties & Management Ltd.

24 Skylines, Limeharbour

London E14 9TS

Tel: 020 7510 1050

Fax: 020 7510 1080

Email: london@vantage-uk.com

www.vantage-uk.com

Park Street, London W1

Leasehold | Commercial Building | £15m



- Attractive Mayfair Victorian property of offices over the lower ground, ground and upper five floors, totalling 8714 sq.ft
- 125 year lease from 1998 from The Grosvenor Estate
- Agreement in place with freeholder for the grant of a new long lease with peppercorn ground rent upon conversion to residential (subject to planning permission), with option to purchase freehold upon completion of scheme with outline planning for 10500 sq.ft
- Available to buy as a whole or on a sale and leaseback to the current owner/occupier
- Within walking distance to Green Park & Bond Street tube stations

Viewing Highly Recommended

Please ring us to make an appointment. We open from 9:30 am to 6:00 pm Monday to Friday, 10:00 am to 2:00 pm Saturday.

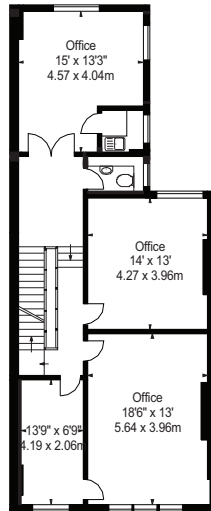
These particulars are given in good faith and are intended to a fair description of the property. They do not form part of an offer or contract, and no responsibility can be accepted as to their accuracy.

OFFICE ACCOMMODATION

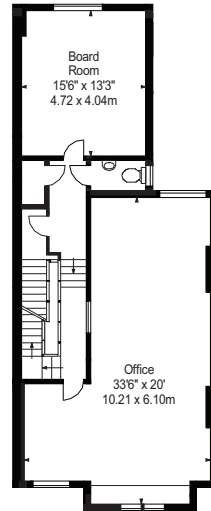
Indicative floor plans. Not to scale.

The floors are arranged over lower ground, ground and five upper floors and are currently fitted out to a high standard with the areas as below.

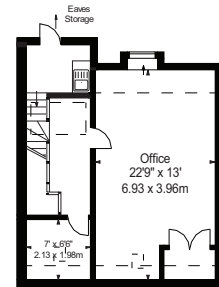
FLOOR	SQ FT	SQ M
Fifth	490	45.52
Fourth	927	86.11
Third	951	88.34
Second	1,471	136.66
First	1,457	135.35
Ground	1,526	141.77
Lower Ground	1,567	145.57
Vaults/Store	325	30.19
TOTAL	8,714	809.53



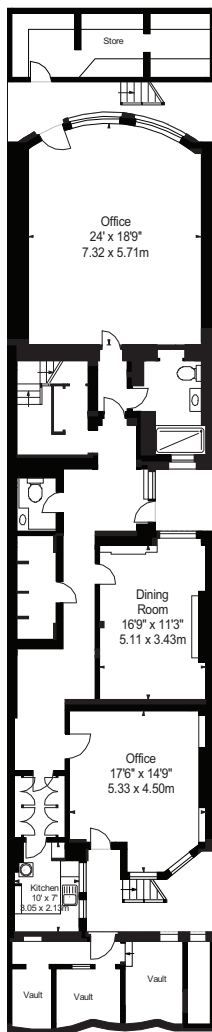
Third



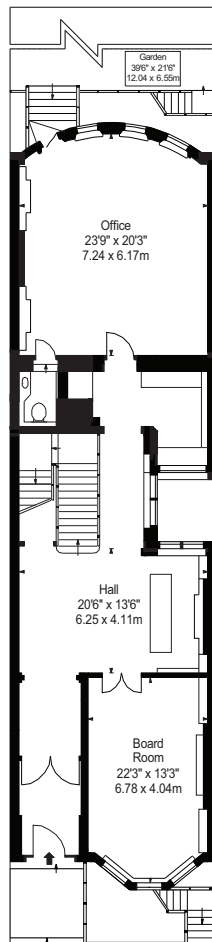
Fourth



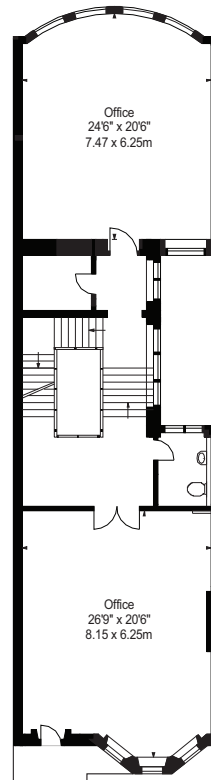
Fifth



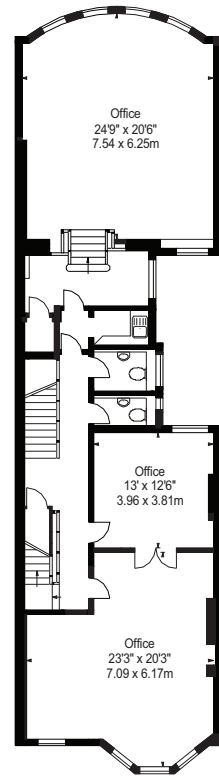
Lower Ground



Ground



First

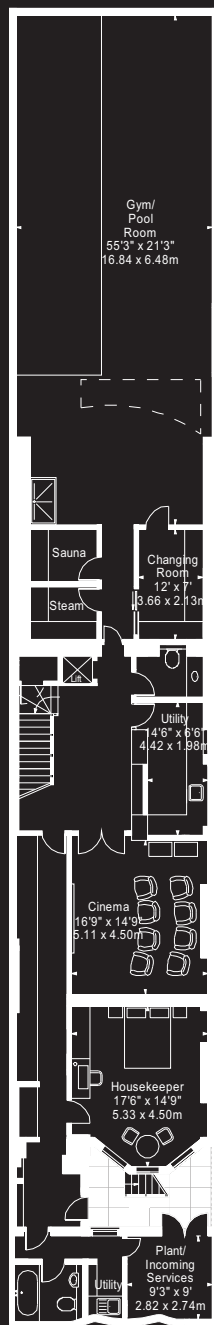


Second

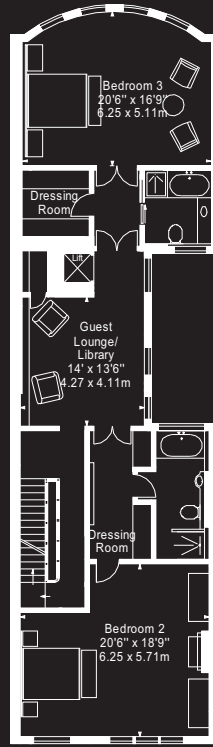
PROPOSED RESIDENTIAL
ACCOMMODATION

Indicative floor plans. Not to scale.

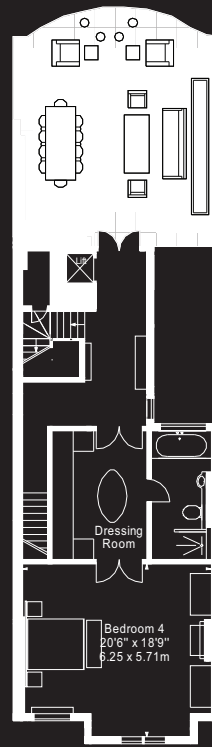
FLOOR	SQ FT	SQ M
Fifth	631	58.62
Fourth	917	85.19
Third	1,446	134.33
Second	1,481	137.58
First	1,598	148.45
Ground	1,602	148.83
Lower Ground	2,779	258.17
TOTAL	10,454	917.18



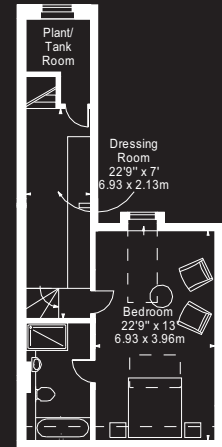
Lower Ground



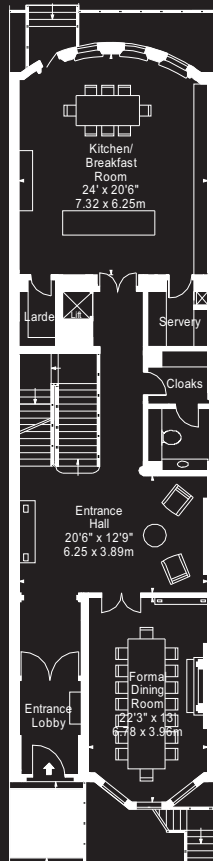
Third



Fourth



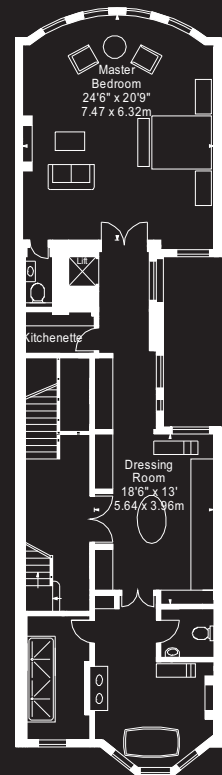
Fifth



Ground



First



Second