

preliminary details

stunning A1 gallery/ showroom to let in highly prestigious location

of interest to all galleries/ retailers

1 hay hill, mayfair, w1

1,839 sq ft approx

lease for assignment.



description

known for its abundance of salubrious galleries, restaurants, shops & cafes, hay hill is primly placed at the north side of dover street only moments away from berkley square and bond street.

the space has benefitted from a high end gallery/ showroom fit out, split over ground and lower ground floor with a 'back office facilities suite' all located in the lower floor. the ground floor benefits from large glass frontage onto hay hill which can be seen at a great distance from the dover street approach.

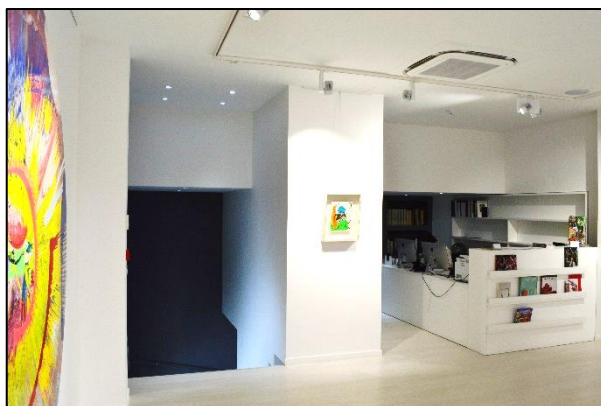
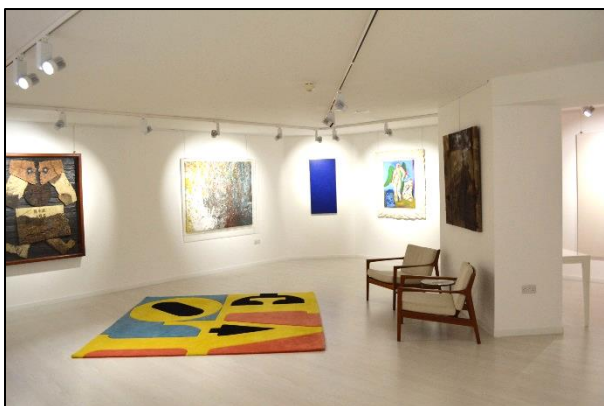
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amenities

- architecturally refurbished
- self-contained entrance
- impressive ceiling height
- large window frontage
- fitted secure storage
- kitchen
- current fit out includes: office/ meeting room, art storage, gallery lighting, feature lighting, reception, private w/c's, timber floor, double-wide stair & security.

terms

an assignment of our client's lease for a term expiring 27th november 2026, contracted outside the 1954 landlord & tenant act.

rent

£210,000 per annum exclusive + vat

accommodation

ground floor	617 sq ft
lower ground	1,222 sq ft
total	1,839 sq ft

viewing

pilcher hershman
julian wogman/ simon rinder
020 7399 8600

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