

LANDMARK CORNER SITE AVAILABLE



# 63-65 PICCADILLY

## LONDON, W1



### LOCATION

A prominent corner position on Piccadilly and Albemarle Street. The premises is just a 2-minute walk from Green Park underground station. Nearby operators include **The Ritz Hotel**, **The Wolseley** and **The Arts Club**. Local occupiers include **De Beers**, **Vashi** (opening soon), **Caviar House**, **Thom Brown**, **Alexander Wang**, **Clarendon Fine Art** and **Koopman Rare Art Gallery**.

### DEMISE

The premises comprises 5,373 sq ft (499 sq m) accommodation arranged over the ground and basement floors. The whole building is also available, total circa 17,000 sq ft.

### TERM

Available by way of a sublease (expiry in 2037) to be contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

### RENT

On Application

### LEGAL

Each party is to cover their own legal costs.

### EPC

F(146). Full report available on request.

### Accommodation

Floor	Sq ft	Sq m
Ground	2,878	267.3
Basement	2,495	231.8
<b>Total</b>	<b>5,373</b>	<b>499.0</b>

### Business Rates

To be reassessed

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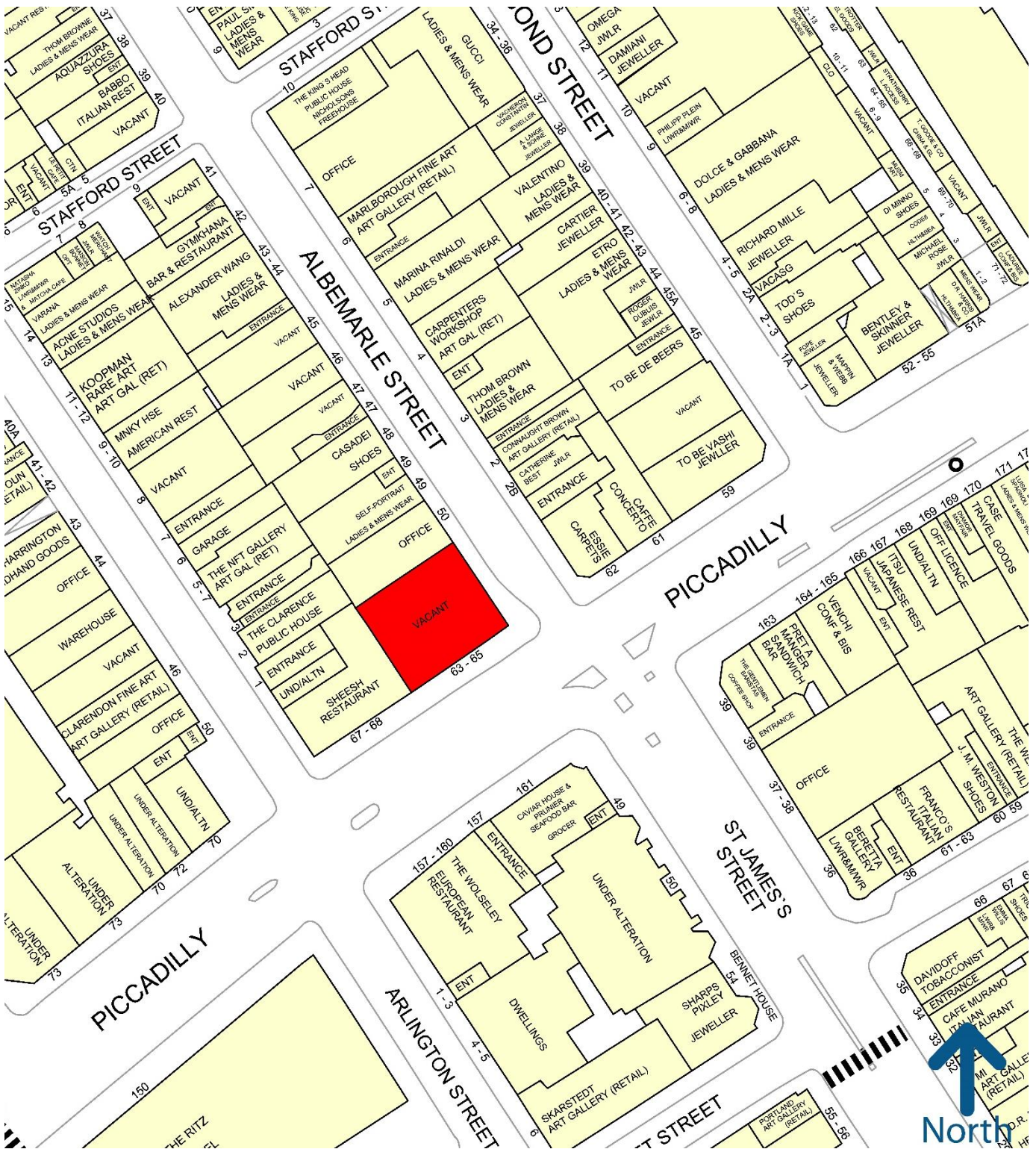
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50 metres

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