



## 117 PICCADILLY

### OVERVIEW

117 Piccadilly boasts five floors of self contained and fully furnished office space, available on flexible terms.

The beautiful offices are filled with natural light from double-aspect, floor-to-ceiling or arched windows.

There are also two bookable meeting rooms on the lower ground floor, as well as bike racks and showers.

The bookable meeting rooms are serviced by the on-site management team who also run the reception.

### AMENITIES

Meeting Rooms

Bike Storage

Showers

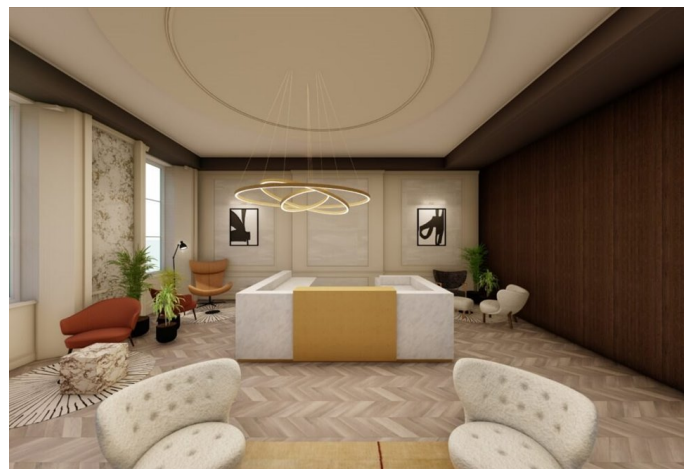
24 Hour Access

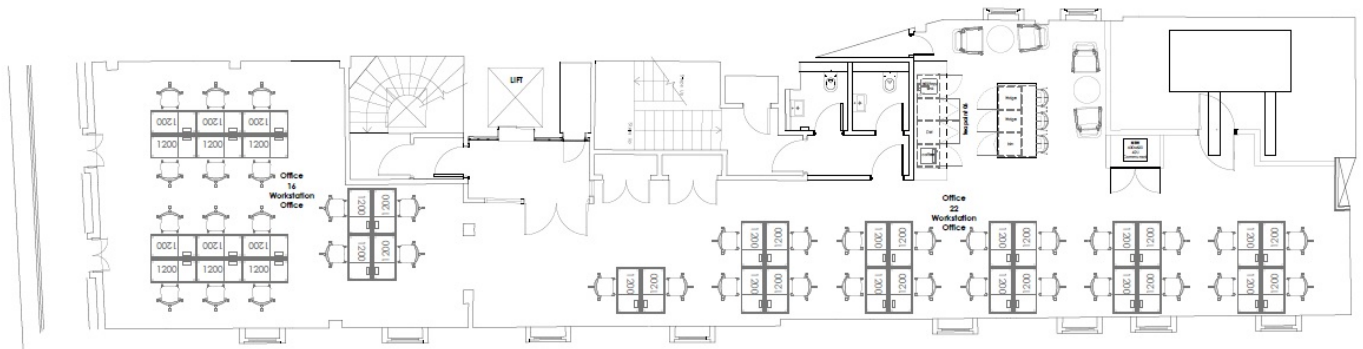
Dog Friendly

High Speed Broadband

Fully Furnished

Kitchens





## TERMS

Flexible by arrangement

## SUMMARY

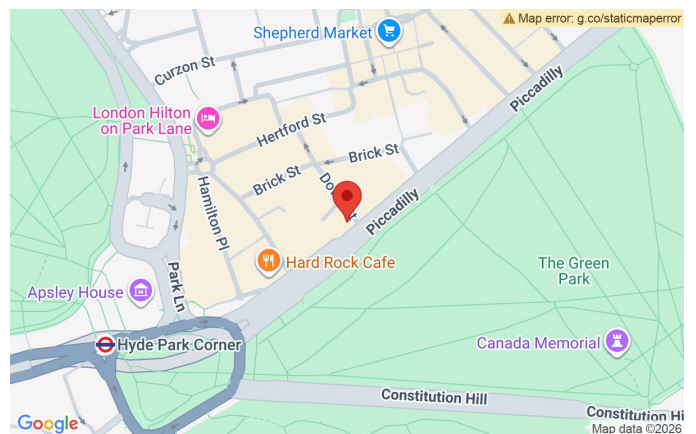
Available Size	2,000 sq ft to 2,500 sq ft
Price	£1,000 per desk per month
Business Rates	Included in desk rate
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### CATHERINE ALEXANDER

catherine@bureauoffice.co.uk  
+44 (0)7811 111600



## LOCATION

117 Piccadilly is located on the corner of Down Street, adjacent to the Athenaeum Hotel and opposite Green Park.

Green Park and Hyde Park Corner stations are a few minutes walk from the office. Piccadilly Circus and Victoria Station are also a short walk away; providing access to the Jubilee, Piccadilly, Victoria and Bakerloo underground services as well as Overground services from Victoria.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.