



Computer Generated Image

LOCATION

Located on the eastern side of the prime core of Old Bond Street. **Cartier, De Beers, Valentino, A Lange & Sohne** and **Vacheron Constantin** are located opposite. Retailers nearby include **Dolce & Gabbana, De Beers, Tod's, Bottega Veneta, Omega** and **Roger Dubuis**. **Rolex** have acquired the nearby 34-36 Old Bond Street, opening in early 2024.

DEMISE

10,765 sq ft over ground, basement and first floor with an additional 7,873 sq ft office accommodation on the upper floors. Rare double height frontage opportunity subject to approvals.

LEASE

Available on both a short and long-term basis.

LEGAL

Each party to be responsible for their own legal costs.

EPC

D(93). Full report available upon request.

Accommodation

Gross Frontage	20 ft 4 in	6.2 m
Ground Floor	4,810 sq ft	446.9 sqm
Basement	1,071 sq ft	99.5 sqm
First Floor	4,884 sq ft	453.7 sqm
TOTAL Area	10,765 sq ft	1,000.1 sqm

Upper Floors available upon request

Business Rates

To be assessed following split works

PETER MACE

07793 808 039

peter.mace@cushwake.com

DUNCAN GILLIARD

07881 501 164

duncan.gilliard@cushwake.com

FREDDIE STEEL

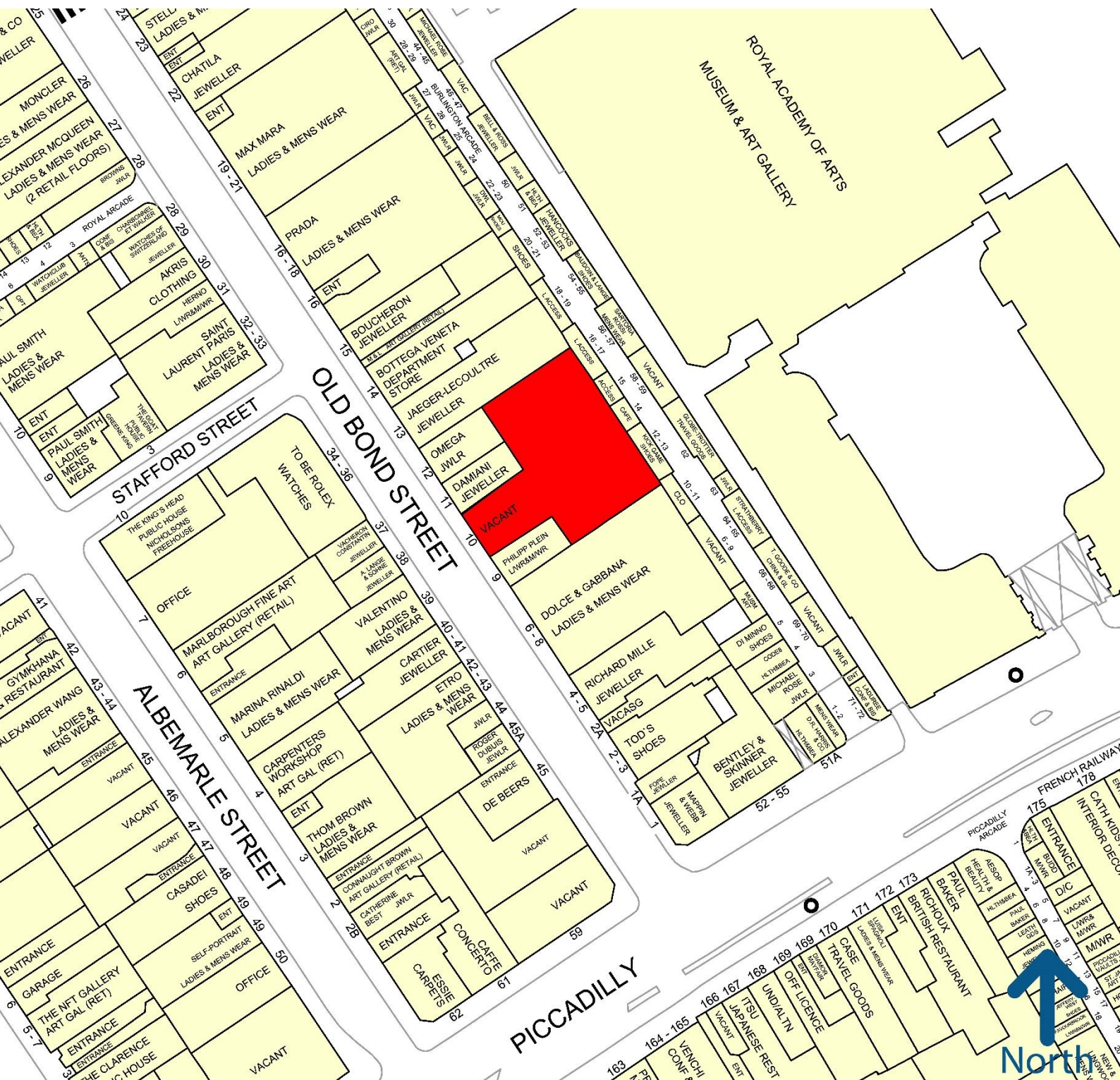
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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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