FOLIA

7 DOWN STREET, MAYFAIR, W1J 7AN

FROM 2,719 TO 10,024 SQ. FT



OVERVIEW

A perfect balance between heritage and modernity, 7 Down Street has been comprehensively refurbished to create a high-quality, contemporary office environment, combining character with modern facilities and a considered design approach.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.

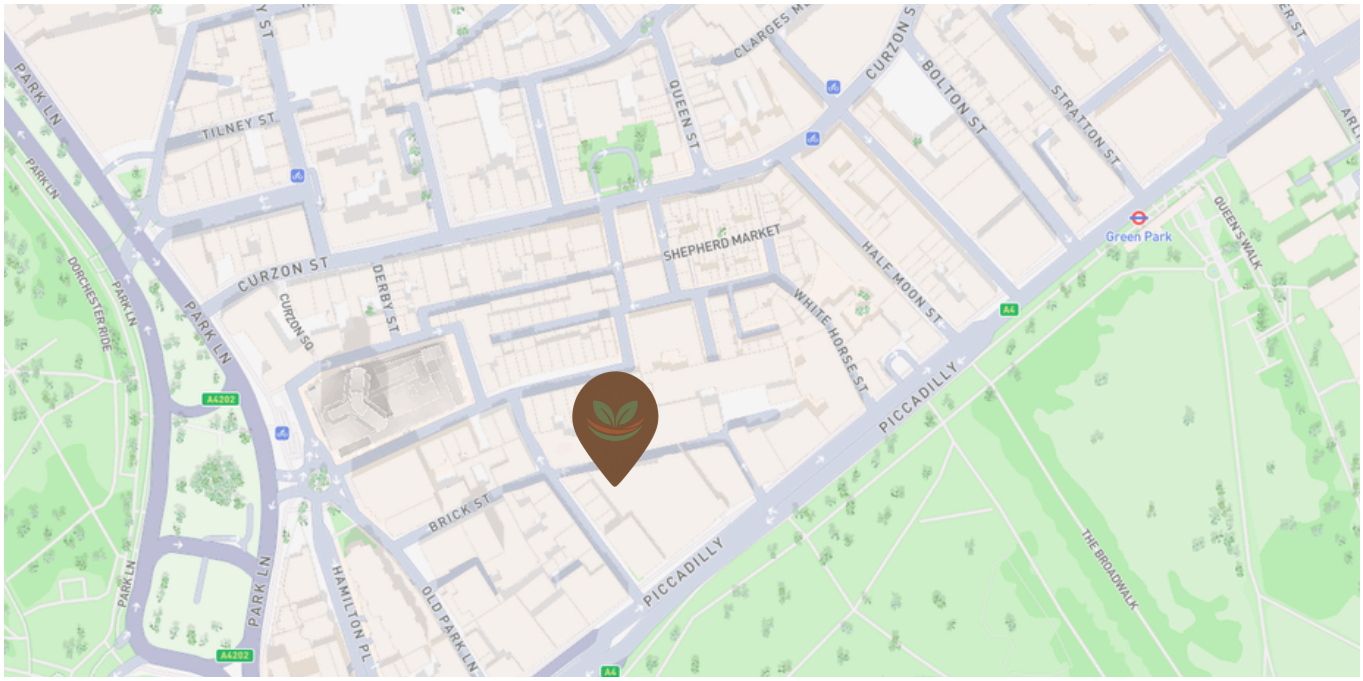
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES

- WC
- Car Parking
- Kitchen Area
- On site Security
- Manned Reception
- Meeting Rooms
- Fully Fitted
- Daily Cleaning
- Passenger Lift
- Natural Light
- VRV Air Conditioning
- On site Lockers
- Breakout Area
- Tenant App
- Plug & Play
- Courtyard

LOCATION

Located in the heart of Mayfair, 7 Down Street offers a well-connected London location just moments from Shepherd Market and Curzon Street. Set between Hyde Park and Green Park, the building is surrounded by an excellent mix of restaurants, cafés, bars, retail and cultural attractions.



THE ACCOMODATION





INCLUDED

PROPERTY EXPENDITURE
Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE
Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety & Compliance
Security

CAPITAL EXPENDITURE
Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works
Acquisition Fees

TERMS

3RD FLOOR	4,382 SQ FT	60 MONTHS	BRAND NEW, FULLY FITTED	£190	£69,382 PLUS VAT
1ST FLOOR	2,923 SQ FT	36 MONTHS	BRAND NEW, FULLY FITTED	£190	£46,281 PLUS VAT
GROUND FLOOR	2,719 SQ FT	36 MONTHS	BRAND NEW, FULLY FITTED	£185	£41,918 PLUS VAT





THE SPACE



Ground Floorplan

*Private Courtyard













FOLIA

Folia Space Ltd
Telehone: 020 7870 8676
Email: enquiry@folia.space
Web: www.folia.space

"Our Guiding Principle - Truth Over Transactions"