

# 3-5 BURLINGTON GARDENS

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MAYFAIR, WI

PRESTIGE 6TH FLOOR AIR CONDITIONED OFFICES  
WITH THREE OUTSIDE TERRACES

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OUTSTANDING FEATURES INCLUDE THREE OUTSIDE TERRACE AREAS  
AND FULL HEIGHT WINDOWS TO FOUR SIDES

5,145 sq ft (478 sq m) approx



## STUNNING LANDMARK BUILDING



The entire sixth floor offices have undergone substantial refurbishment. Outstanding features include full height windows to four sides and three outside terrace areas approached through full height bi-fold doors, all of which provide stunning views over Mayfair and the surrounding area.

The offices are planned in clear space but could easily accommodate executive offices, meeting rooms and open plan areas which in total extends to approximately 5,145 sq ft (478 sq m).



## OUTSTANDING FEATURES

- ▶ Three outside terrace areas
- ▶ Full height windows to four sides
- ▶ New air conditioning
- ▶ New raised floor
- ▶ Electric window blinds
- ▶ Two passenger lifts
- ▶ Demised WCs
- ▶ Newly remodelled ground floor entrance
- ▶ Manned ground floor reception
- ▶ Car parking by arrangement
- ▶ Cycle storage by arrangement
- ▶ 24 hour access and security

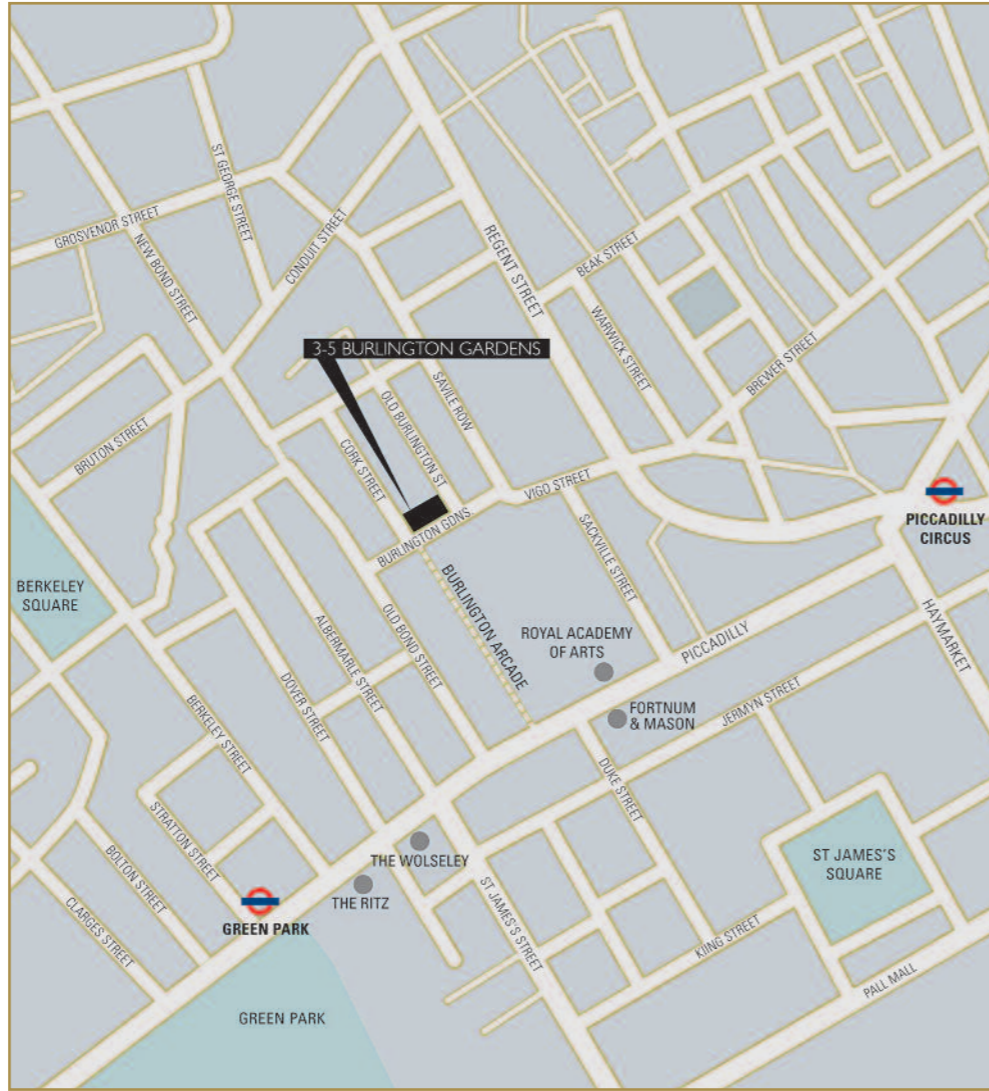




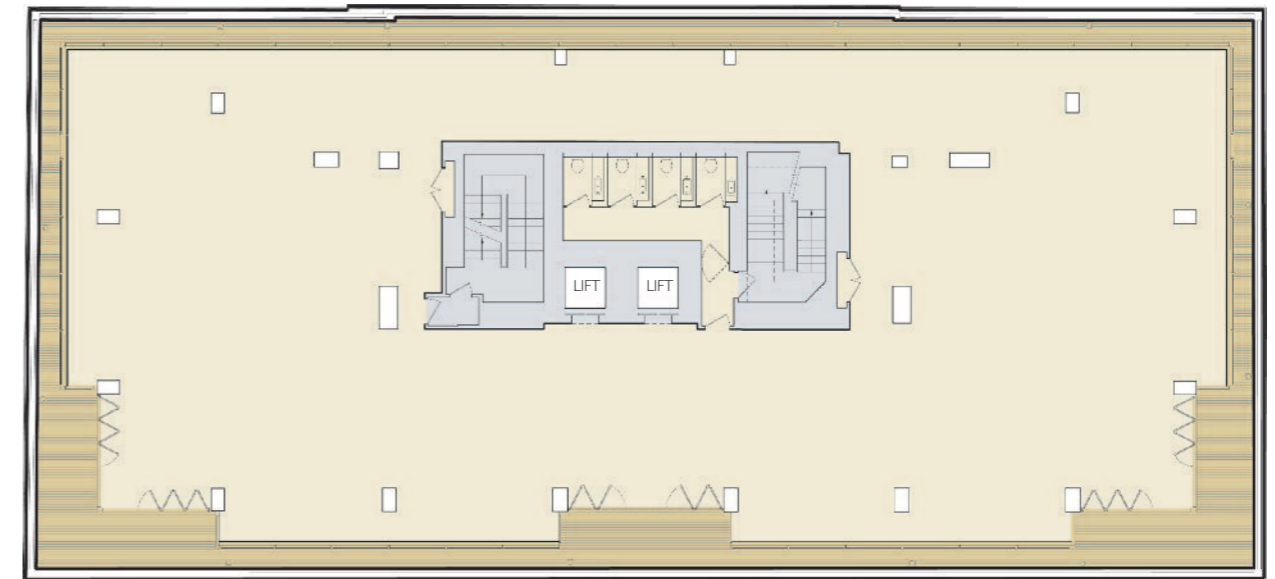
### SUPERB LOCATION

This stunning landmark building is located on the north side of Burlington Gardens at the junction with Cork Street to the west and Old Burlington Street to the east. Burlington Arcade is opposite the building.

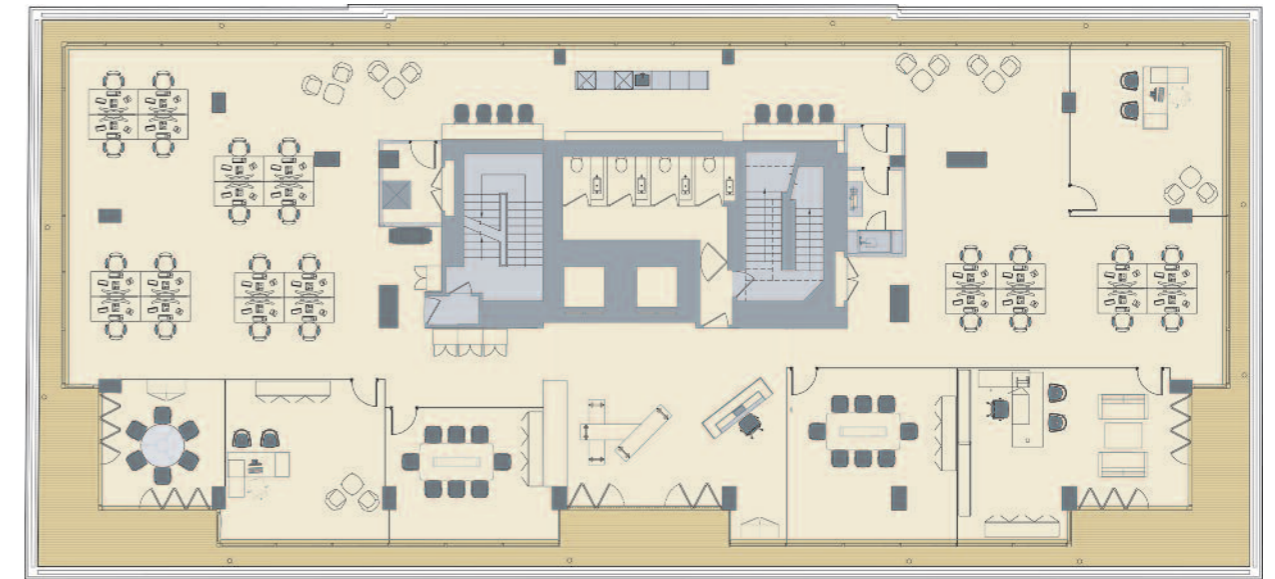
Green Park, Piccadilly Circus and Oxford Circus underground stations are all in close proximity.



### FLOOR PLANS



BURLINGTON GARDENS



BURLINGTON GARDENS

Suggested Space Plan





**TERMS**

Full rent and lease terms on request.

**EPC**

C6I

**VIEWING**

By appointment through the landlord's joint sole agents.



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