

## scandia house, 6 albemarle street, w1

probably mayfair's finest freehold high end office/retail building for sale with short term income

c. 10,300 sq ft



### location

along the east side of this elegant and prestigious mayfair street, equidistant to the junctions of stafford street and piccadilly

major exclusive hotels close by include the ritz, one hotel mayfair and browns  
piccadilly circus and green park underground stations both within short walking distance

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### accommodation

eight	950 sq ft
seventh	497 sq ft
sixth	992 sq ft
fifth	529 sq ft
fourth	1,125 sq ft
third	513 sq ft
second	1,157 sq ft
first	414 sq ft
ground	1,898 sq ft
lower ground	2,204 sq ft
<b>total</b>	<b>10,280 sq ft</b>

### amenities

- large auto passenger lift servicing all floors
- fabulous high ceilings
- a unique double height space
- excellent natural light throughout
- air conditioning
- exclusive courtyard at lower ground floor
- stylish wc's throughout

### tenure

freehold with full vacant possession subject to three short term leases all contracted outside the landlord & tenant act (see attached tenancy schedule)

### price

upon application

### legal costs

each party to bear their own costs

### possession

upon completion

### viewings via sole agent

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**tenancy schedule**

demise	tenant	area (ft)	rent (p.a.)	rate (psf)	start date	end date	break date	1954 act	comments
lower ground ground level 1 level 2 level 4	vacant	6,800	-	-	-	-	-	-	currently occupied by marlborough fine arts the lower ground to level 5 paying £ 291,000 pa excl. they will vacant by 31st december 2024
level 3 level 5	marlborough fine art london ltd	513 529	£104,200.00	£100.00	01/01/2025	29/09/2026	24/12/2025	outside	tenant rolling break on 3 months written notice
level 6	mondian ltd, sublet to platinum capital management ltd	992	£100,800.00	£90.00	01/11/2019	31/10/2024	-	outside	-
level 7 level 8	europi property group ltd	1,447	£125,800.00	£85.00	30/09/2021	29/09/2026	-	outside	rent deposit £45,288.00
<b>total for property:</b>		<b>10,279</b>	<b>£330,800.00</b>						