

25 Savile Row, W1



Made

Navigating the building

25 Savile Row is located in the heart of Mayfair, between the world-renowned Piccadilly and Regent Street. The 5th & 6th floors offer fully fitted Grade A office space fitted to a high specification. The office benefits from four private terraces across both floors.

5th & 6th Floor

5,648 sq ft

Fitted

AVAILABLE



Your space

Managed-Lite and more

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best, running your business. 25 Savile Row embodies timeless style, impeccable craftsmanship and bespoke design.

Size

5,648 sq ft

Price

From £148,731 per month / £316.00 per sq ft per annum

Location

Located in Mayfair, 25 Savile Row is ideally positioned for transport links and places to eat, drink and shop.



Everything done for you

Services available to tailor-make your perfect office



Account Management



Utilities



Facilities Management



Wi-Fi & Technology



Fit-Out



Plant Care



Cleaning Services



Health & Safety Management



Hospitality & Catering



Additional Bespoke Services



Floor space

5th Floor layout

4,348 sq ft

6th Floor layout

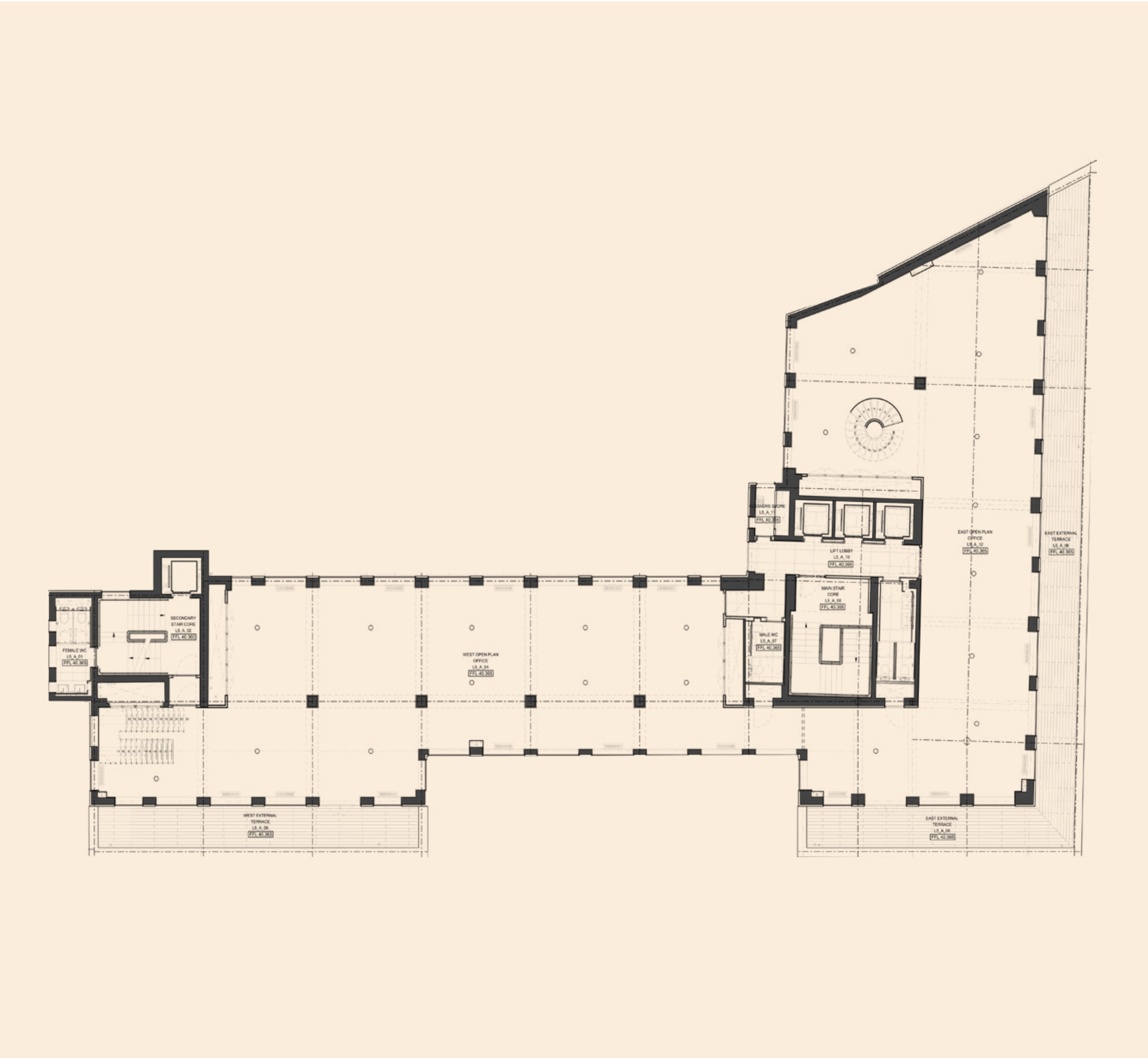
1,300 sq ft



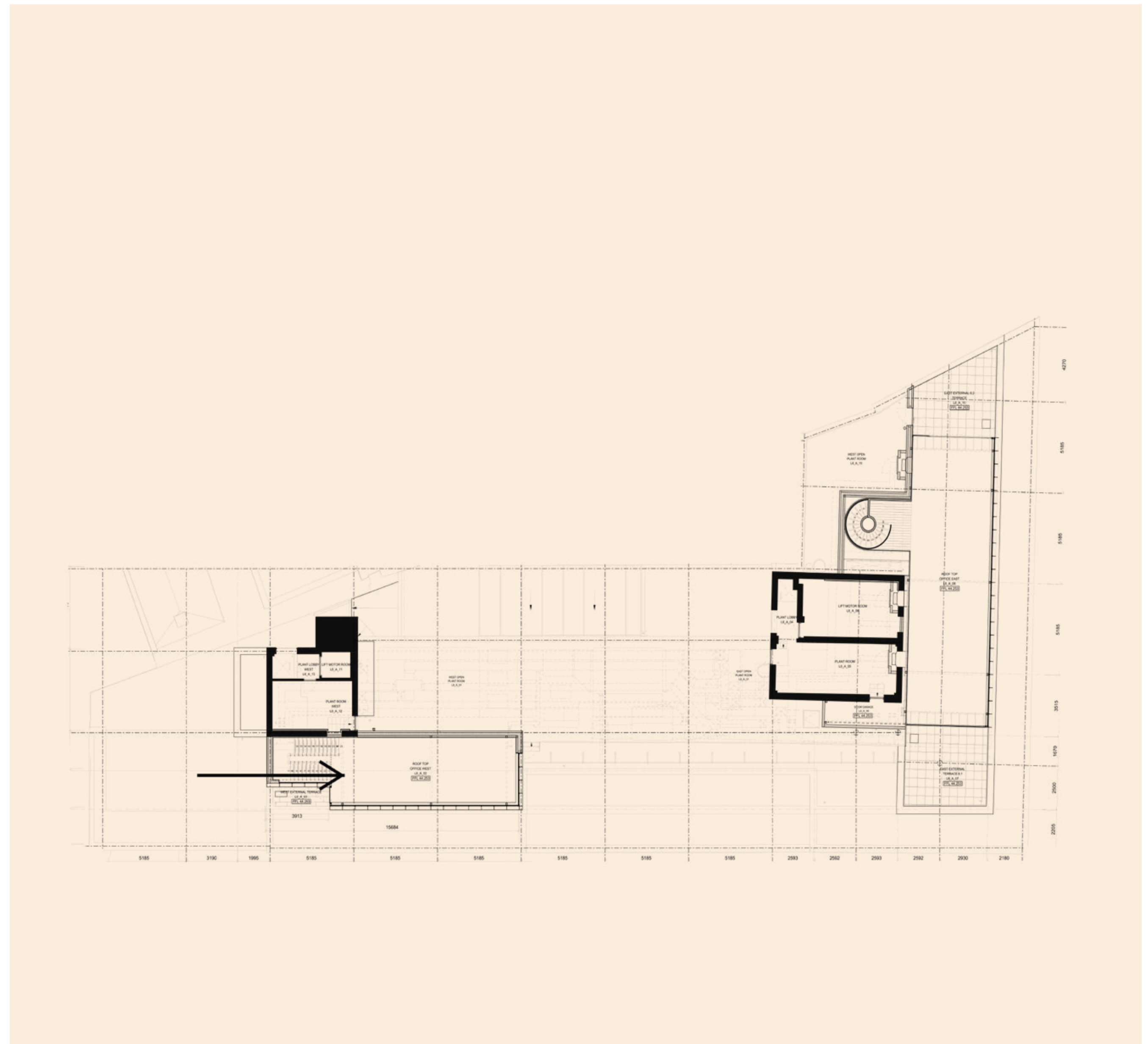
5th Floor Layout

4,348 sq ft 29 Desks

Reception	01
Workstations	29
Meeting rooms	03
Large board room	01
Private offices	03
Kitchen	01



1,300 sq ft












Client's entertainment

Terraces










02



Bespoke your services

 24/7 Account Management	 Cleaning Services	 Utilities
 Facilities Management	 Wi-Fi & Technology	 Health & Safety Management
 Maintenance & Repairs	 Fit-Out	 Plant care

Some of our upgraded options

- 
Filtered & boiling taps
- 
Coffees, teas & milks
- 
Fruit & snacks
- 
Event Catering
- 
Security & CCTV
- 
Toiletry Packages
- 
Dilaps & Exit
- 
Eco Services
- 
Plus More







FAQs

Leasing Structure Options

A tenant either signs a normal lease or in some cases a shorter licence agreement with the landlord. Adjacent to either the lease or licence is a 'Master Services Agreement' (MSA), which details the extent and provision of the managed services. Alternatively they may sign a 'managed lease' (also known as an 'all-inclusive' or 'co-lease'). This option joins all elements of the lease and services into one document and removes the need for a separate MSA.

Payment Structure

This is dependent on your leasing structure. In the case of a 'managed lease', a tenant will make one single payment quarterly in advance that will cover all of their financial obligations associated with their tenancy. If an MSA is needed because of the leasing structure opted for, then a tenant will simply make two quarterly payments in advance to cover these same financial obligations – one to the landlord and one to Made.

Deposit

It is likely that there will be a deposit payable to the landlord under the lease agreement. Additionally, Made charges a 2 month services-only deposit which we take on completion of the lease and return to you upon expiry.

Refurbishment Financing

If you would like to remove any upfront capex, you can spread the fit-out costs using our third-party financing partner. The financing costs can be offset by tax savings. At the end of your lease, you will have a dilapidations liability, where you will need to return the space to the condition you took it in, we can also cover this within our management agreement on your behalf.

Building Service Charge

This is different to the management services offered by Made. The building's Service Charge covers the costs for running the common parts of the building and any amenities outside of your demise. This is reviewed annually and subject to change. Any matters relating to this must be disclosed directly to your landlord. Made aims to support occupiers where possible.

Business Rates

Business Rates are a tax payable to the local authority related to the valuation of your building. Should you wish to include this within our management services agreement, then we can arrange to pay these on your behalf. These are reviewed every 5-7 years and we will endeavor to keep you informed of any upcoming rates reviews.

Stamp Duty

Depending on the lease structure agreed you may be required to pay stamp duty. This is a tax applied to standard commercial leases. License agreements are exempt from this. This is due on completion of the lease and your solicitor will take responsibility for collecting this from you.

Legal & Professional Costs

Depending on the lease structure agreed you may need to factor in a capex cost for covering legal fees and the fees of your acquiring agent. With a short-form lease these costs are likely to be minimal. If you require support or recommendations on legal professionals, we have a team of preferred suppliers that we can refer.

Utilities & Other Services

Costs shown are an estimate and are recharged based on usage. We will always notify you when usage has exceeded standard allowances. We will also have a preliminary 'over-spend' allowance agreed with you that will enable us to respond to emergency maintenance services not typically expected to occur during an occupancy.

25 Savile Row, W1

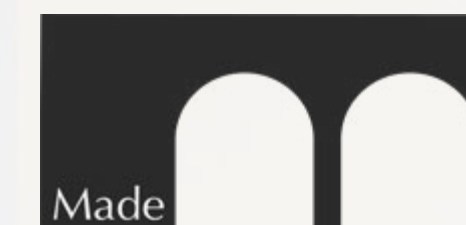
Leased by

DEVONO

David Barrington
E: db@devono.com
M: +44(0) 7967 345 830

Charles Chell
E: cc@devono.com
M: +44 (0)7896 634 903

Managed by



Hugo Morrissey
hugo.morrissey@made-re.com
M: +44(0)7894 229 796

Luke Philpott
luke.philpott@made-re.com
M: +44 (0)7884 268 003

Alice Guidetti
alice.guidetti@made-re.com
M: +44 (0)7871 871 748