

***NEW INSTRUCTION**

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**DRURY HOUSE,
34-43 RUSSELL STREET, WC2
FULLY FITTED OFFICES**



**ENTIRE 5TH FLOOR
4,762 SQ FT (442.4 SQ M)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

- LOCATION:** The property is situated on the north side of Russell Street at its junction with Drury Lane and moments away from world renowned Covent Garden. Holborn, Covent Garden and Temple Underground stations (Piccadilly, Central, District and Circle Lines) are all within a short walk, as is Charing Cross Mainline and Underground station (Northern and Bakerloo lines).
- DESCRIPTION:** The available accommodation occupies the entire 5th floor and provides stunning views over Central London and benefits from excellent natural light to all sides. The suite measures 4,762 sq ft (442.40 sq m) and is fully fitted to provide a number of meeting rooms and private offices and an open plan area for 40 desks (a floor plan is available).
- AMENITIES:**
- | | |
|---|------------------------------|
| Refurbished common parts | Commissionaire |
| Two automatic passenger lifts | Air conditioning |
| Raised floors | Kitchenette |
| Excellent natural light | Good floor to ceiling height |
| Demised male & female WCs to each floor | |
- TERMS:** Available by way of an assignment until June 2015 on a lease held outside the Landlord & Tenant Act 1954, at a rent of £111,907 per annum (£23.50 per sq ft). Premium offers are sought.
- Or
- A new sublease for a term until 19th June 2012 granted outside the Landlord and Tenant Act 1954 at a rent of £34.50 per sq ft.
- SERVICE CHARGE:** Based on information provided by the current tenant we have been advised the service charge is currently running at c. £9.00 per sq ft. The service charge is capped at £9.00 per sq ft subject to annual increases in line with RPI.
- RATES:** Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2010 to be approximately £16.19 per sq ft per annum. Interested parties are advised to make their own enquiries.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment through joint sole agents:

Ashwell Rogers

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January 2011