

New Instruction

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16 NEW BURLINGTON PLACE, LONDON, W1

FITTED OUT AIR CONDITIONED
OFFICE FLOOR



FIRST FLOOR
4,840 sq ft
(450 sq m)

Location: Situated on the north side of New Burlington Place and within a moment's walk of some of the most prestigious shops, hotels and restaurants in Mayfair.

Green Park, Piccadilly Circus and Oxford Circus underground stations (Piccadilly, Central, Bakerloo, Jubilee and Victoria Lines) are all situated within moments of the building. The area is well served by numerous bus routes and there is convenient taxi drop off/pick up point at the entrance to the building.

Accommodation: The suite occupies the entire first floor and has been fitted out to a high standard. Configured as five private offices, a large boardroom, open plan area, private kitchen and demised male and female toilets and shower. The suite has a ceiling height of c.3m and an excellent level of natural light from full height windows overlooking New Burlington Place and Savile Row.

Amenities:

Imposing marble lined entrance	Air-conditioning
Uniformed staffed reception	Fully accessible raised floor
3 x 6 person passenger lifts	Suspended metal tiled ceiling
Excellent natural light	Private Shower
Existing cable management system	Private male and female toilets
High quality glazed partitioning	Fitted kitchenette

Terms:

- i. A new lease is available for a term by arrangement directly from the Freeholder
- ii. An effective FR&I underlease expiring September 2019, subject to rent review and tenant-only option to determine in September 2014. The lease is held on a 'contracted out' basis. A rent free period of 12 months has been agreed if the tenant does not exercise its break.
- iii. An assignment as above, subject to a passing rent based upon £52.50 per sq ft exc. A premium in excess of £125,000, plus VAT will be sought.

Rent: £375,000 per annum exclusive

Rates: Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2011/12 to be approximately £27.05 per sq ft per annum. Interested parties are advised to make their own enquiries

Service Charge: We have been advised that the service charge is currently running at approximately £12.57 per sq ft per annum.

Possession: October 2011

Viewing: Strictly through sole agent

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