

NEW INSTRUCTION

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ON BEHALF OF LAZARI INVESTMENTS
179 TOTTENHAM COURT ROAD, W1
SUPERB AIR COOLED MEDIA STYLE OFFICES



ENTIRE 3RD FLOOR OFFICES
1,147 sq ft (106.56 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 opposite the junction of Tottenham Court Road and Howland Street and is within a short walk from Goodge Street, Warren Street, Euston Square, Russell Square and Tottenham Court Road, Underground stations (Central, Northern, Piccadilly, Circle, Hammersmith and City, Metropolitan and Victoria lines). The area is extremely well served by numerous hotels, restaurants and shops.

DESCRIPTION: The buildings common areas are currently undergoing redecoration and a new lift being installed. The available accommodation is arranged over the entire third floor which measures approximately 1,147 sq ft and has recently been refurbished providing bright comfort cooled space.

AMENITIES:

* Comfort Cooling	* Parquet Flooring
* Part Secondary Glazing	* Plaster Board Ceiling
* Passenger Lift	* Central Heating
* Kitchenette	* Demised WCs
* Entryphone	* Building Manager
* Car Parking by Separate Licence	* Superb natural Light

TERMS: A new flexible lease for a term by arrangement directly from the landlord.

SERVICE CHARGE: We have been advised by our client that the service charge for the current year is £6.00 per sqft.

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 £14.37 per sq ft per annum. Interested parties are advised to make their own enquiries.

RENT: £29.50 per sq ft per annum exclusive.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

VIEWING: **Strictly by appointment through sole agents:**

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October 2010
Subject to Contract