

3-8 CARBURTON STREET LONDON W1

Comprehensively Refurbished



3,337 - 6,675 SQ FT
(309.97 - 620.12 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 located on the south side of Carburton Street between the junctions with Bolsover Street and Great Titchfield Street. The property is within a few minutes walking distance of Great Portland Street, Regents Park and Warren Street underground stations (Metropolitan, Circle, Bakerloo, Victoria and Northern lines). Numerous bus routes also pass along Great Portland Street, Euston Road and Marylebone Road. In addition, the area is served by a wide range of shops and restaurants.

DESCRIPTION: The available accommodation, which is approached via a newly decorated staffed reception area is arranged as follows:-

Floor	Size (sq ft)	Size (sq m)	
5 th	3,337	309.97	Available
4 th	3,338	310.15	Available
Total	6,675	620.12	

The fourth and fifth floors have both undergone a comprehensive refurbishment to provide open plan office accommodation benefiting from a new air conditioning system, kitchenette and excellent natural light with windows on three elevations. The common parts, reception area and lifts have all recently been refurbished. The lifts open directly out onto the floors.

AMENITIES:

- * Commissionaire
- * 2 Automatic passenger lifts
- * Air conditioning
- * Additional meeting rooms by arrangement
- * Excellent natural light
- * 24 hour access
- * Kitchenette

RENT: £39.50 per sq ft

TERMS: A new lease is available for a term by arrangement on terms to be agreed.

RATES: Business rates payable for the year commencing April 2011 equate to approximately £14.80 per sq ft. Tenants are advised to make their own enquiries in this regard.

SERVICE CHARGE: £9.50 per sq ft.

LEGAL COSTS: Each party is to bear their own legal costs involved in the transaction.

VIEWING: Strictly by appointment through sole agent:

Ashwell Rogers

Richard Williams
020 7758 3289
07966 106 833
richardwilliams@ashwellrogers.com

Ben Lansman
020 7758 3287
07843 590 387
benlansman@ashwellrogers.com

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* Subject to Contact