

NEW
INSTRUCTION

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103 MOUNT STREET, LONDON W1



**SUPERB OFFICE FLOOR
4,133 SQ FT (383.96 SQ M)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

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.

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| Location | This striking building occupies a prominent location on the south side of Mount Street close to Berkeley Square and overlooking extensive gardens to the rear within a few minutes walk of both Bond Street and Green Park underground stations (Victoria, Central, Piccadilly and Jubilee lines) whilst the area is served by a wide range of shops, restaurants, bars and hotels. | |
| Description | The building was comprehensively refurbished in 2001 whilst the available space comprises the entire second floor of 4,133 sq ft (383.96 sq m) which has been superbly fitted out by the current occupier to provide a mixture of meeting rooms, private offices, open plan and reception served by a kitchen / break out area and private toilets. | |
| Amenities | <ul style="list-style-type: none"> * Air conditioning * 2 automatic passenger lifts * Private toilets * High quality fit out | <ul style="list-style-type: none"> * Raised floors * 24 hour access * Manned reception area * Superb natural light |
| Terms | <p>An assignment of the existing lease being for a term to expire on 24 March 2017 incorporating upwards only rent reviews on 18 March 2009 and 2014 and an option to break in favour of the tenant only effective 24 March 2011 at a current rental of £232,100 per annum exclusive.</p> <p>The lease is excluded from sections 24-28 of the Landlord and Tenant Act 1954 part II regarding security of tenure and compensation.</p> <p>Offers are invited for the benefit of the leasehold interest and the existing fit out.</p> | |
| Rates | Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2008 to be approximately £15.80 per sq ft. Interested parties are advised to make their own enquiries. | |
| S/Charge: | To be confirmed | |
| Occupation | Upon completion of legal formalities. | |
| Legal Costs | Each party is to bear their own legal costs involved in the transaction. | |
| Viewing | By appointment through joint sole agents Ashwell Rogers: | |

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