

NEW INSTRUCTION

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**105/107 GLOUCESTER PLACE,
LONDON, W1**

SELF-CONTAINED OFFICES TO LET



**1,995 SQ FT
(185.34 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.

Location	The building is located on the west side of Gloucester Place between the junctions with York Street and Crawford Street. Both Baker Street and Marylebone stations (Bakerloo, Metropolitan, Jubilee, Circle and mainline services) are close by and the area is served by a range of good quality shops and restaurants.
Description	The available accommodation comprises the entire self-contained lower ground floor of 1,995 sq ft (185.34 sq m) which has recently been comprehensively refurbished.
Amenities	<ul style="list-style-type: none"> *Central heating *Entry phone system *Kitchenette *Full carpeting *Private WC's *Small courtyard
Terms	A new lease is available on a full repairing and insuring basis for a term by arrangement subject to five yearly upward only rent reviews.
Rent	£45,000 per annum exclusive.
Rates	TBC
Service charge	TBC
Occupation	Immediately upon completion of legal formalities.
Legal Costs	Each party is to bear their own legal costs involved in the transaction.
Viewing	Strictly by appointment through sole agents Ashwell Rogers:

Richard Weller
020 7529 5306

Richard Williams
0207 529 5305

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