

NEW
INSTRUCTION

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10 BROOK STREET, LONDON W1



**SUPERB OFFICE FLOOR
2,463 SQ FT (228.82 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	This striking building occupies a prominent location on the north side of Brook Street between New Bond Street and Hanover Square within a few minutes walk of both Oxford Circus and Bond Street underground stations, (Victoria, Central, Bakerloo 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 2007 whilst the available space comprises the entire second floor of 2,463 sq ft (228.82 sq m) which has been superbly fitted out by the current occupier to provide a mixture of meeting rooms, private offices and open plan served by a substantial kitchen / break out area and private toilets	
Amenities	<ul style="list-style-type: none"> * Air conditioning * 13 person passenger lift * Private toilets * High quality fit out * LG3 compliant lighting 	<ul style="list-style-type: none"> * Raised floors * 24 hour access * Manned reception area * Superb natural light * Metal tiled ceilings
Terms	<p>An assignment of the existing lease being for a term to expire in May 2017 incorporating an upwards only rent review and option to break in favour of the tenant only in May 2012 at a current rental of £246,300 per annum exclusive. The lease is excluded from sections 24-28 of the Landlord and Tenant Act 1954 part II regarding security of tenure and compensation. Offers are invited for the benefit of the leasehold interest and the existing fit out.</p> <p>Alternatively, a sub lease may be available to May 2012. Further details upon application</p>	
Rates	Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2008 to be approximately £15.40 per sq ft. Interested parties are advised to make their own enquiries.	
S/Charge:	We understand that the service charge budget for 2008 equates to approximately £10.26 per sq ft. Further details upon application	
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:	

**KNIGHT FRANK
JULIAN WOOLGAR
020 7861 1008**

**ASHWELLROGERS
RICHARD WELLER
020 7529 5306**

September 2008