



www.westendspace.com

RENT - £25.00 PER SQ FT!

On behalf of the Pollen Estate

13 MADDOX STREET, W1



3rd Floor
698 sq ft (64.85 sq m)

020 7896 7779

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:** The building is located on the south side of Maddox Street, close to the junction with Pollen Street. Oxford Circus and Piccadilly Circus (Central, Victoria, Bakerloo and Piccadilly lines) underground stations are within easy walking distance.
- Description:** The available accommodation comprises the entire 3rd floor which has been refurbished to provide an open plan office with excellent natural light.
- Amenities:**
- | | |
|----------------------------|-------------------|
| * Newly refurbished | * Fully carpeted |
| * Automatic passenger lift | * Entry phone |
| * Excellent natural light | * Central heating |
- Lease:** New lease for from the landlord for a term until September 2012. The lease will be drawn outside the security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (Part II).
- Rent:** £17,400 per annum exclusive
- Rates:** Based on information provided by the local authority we estimate that the rates payable for the third floor are £11.41 per sq ft. Interested parties are advised to make their own enquiries.
- Service Charge:** To be confirmed
- Occupation:** Upon completion of legal formalities.
- Legal Costs:** Each party is to responsible for their own legal costs incurred in this transaction.
- Viewing:** Strictly by appointment through:

Michael Freedman
Gerver Freedman and Company
020 7317 3113

Richard Williams
Ashwell Rogers
020 7529 5300

January 2009



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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