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**\*NEW INSTRUCTION\***

**\*RECENTLY REFURBISHED\***

On the instructions of the Pollen Estate

**13 NEW BURLINGTON STREET,  
LONDON, W1**



**OFFICES TO LET  
728 SQ FT (67.63 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.

- Location:** The building is located on the south side of New Burlington Street and within easy walking distance of Oxford Circus, Piccadilly Circus and Bond Street (Victoria, Piccadilly, Jubilee, Central and Bakerloo lines) underground stations.
- Description:** The available accommodation has been refurbished and comprises the entire 3<sup>rd</sup> floor of **728 sq ft (67.63 sq m)\*** providing recently refurbished offices.  
*\*Subject to final measurement survey*
- Amenities:**
- |                        |                           |
|------------------------|---------------------------|
| * Passenger lift       | * Entry phone             |
| * Recently redecorated | * Heating                 |
| * Kitchenette          | * Excellent Natural light |
| * Private toilet       | * New Carpeting           |
- Terms:** A new lease for a term to expire June 2010 subject to an upwards only rent review at the fifth year. The lease will be drawn outside the security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.
- Rent:** **£20,500 per annum exclusive**
- Rates:** Based on information supplied by City of Westminster, we estimate that rates payable for the year commencing 1 April 2006 equate to £8.17 per sq ft. Interested parties are advised to make their own investigations.
- Service Charge:** To be confirmed
- Occupation:** Immediate 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:

**Richard Williams**  
020 7529 5305

October 2006



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](http://www.commercialleasecodeew.co.uk)

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