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NEW INSTRUCTION

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On the instructions of the Pollen Estate

**15 SAVILE ROW,
LONDON, W1**



770 - 3,540 SQ FT (70.60 - 328.86 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 east side of Savile Row, close to the junction with Clifford Street. Oxford Circus, Piccadilly Circus and Green Park (Jubilee, Central, Victoria, Bakerloo and Piccadilly lines) underground stations are all within easy walking distance.

Description: The available accommodation comprises the entire self contained upper floors which have been comprehensively refurbished to provide open plan offices with a mixture of contemporary and period features.

Fourth floor	770 sq ft	71.53 sq m
Third floor	930 sq ft	86.39 sq m
Second floor	920 sq ft	85.47 sq m
First floor	920 sq ft	85.47 sq m
Total	3,540 sq ft	328.86 sq m

Amenities:

* Newly refurbished	* Period features
* New automatic passenger lift	* Entry phone
* Excellent natural light	* Central heating
* Contemporary features	* Fully carpeted
* 24 hour access	* Good ceiling height

Lease: Available floor by floor or as a whole on a new effective full repairing and insuring lease outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

Rent:

Fourth floor	£42,500 per annum exclusive
Third floor	£60,500 per annum exclusive
Second floor	£60,000 per annum exclusive
First floor	£60,000 per annum exclusive

Rates: TBC

Service Charge: £9.00 per sq ft

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:

Richard Williams
020 7529 5305

Richard Weller
020 7529 5306

June 2007



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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