

New Instruction

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174 NEW BOND STREET, W1



168 – 1,377 SQ FT
(15.61 – 127.93 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 New Bond Street, close to the junction with Burlington Gardens. Green Park and Piccadilly Circus (Jubilee, Victoria, Bakerloo and Piccadilly lines) underground stations are within easy walking distance.

Description: The available accommodation comprises the upper floors which have a mixture of contemporary and period features. Each office provides a number of rooms which benefit from excellent natural light.

5 th floor	168 sq ft	15.6 sq m
4 th floor	320 sq ft	29.7 sq m
3 rd floor	401 sq ft	37.3 sq m
2 nd floor	488 sq ft	45.3 sq m
Total	1,377 sq ft	127.9 sq m

Amenities:

- * Fully carpeted
- * Good Ceiling height
- * Excellent natural light
- * Entry phone
- * Terrace on the fourth floor
- * Central Heating

Lease: Available floor by floor on a new effective full repairing and insuring sub lease for a term until June 2016 outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

Rent:

5 th floor	£5,900 per annum exclusive
4 th floor	£12,800 per annum exclusive
3 rd floor	£18,000 per annum exclusive
2 nd floor	£24,400 per annum exclusive

Rates: To be confirmed

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:

Richard Williams
020 7529 5305

Ben Lewis
020 7529 5304

July 2008



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