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**\*NEW INSTRUCTION\***

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**17-18 OLD BOND STREET,  
MAYFAIR, W1**



**SIXTH FLOOR OFFICES TO LET**

**850 sq ft (87.69 sq m)**

[www.ashwellrogers.co.uk](http://www.ashwellrogers.co.uk)

25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 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 east side of Old Bond Street, diagonally opposite the entrance to The Royal Arcade. Green Park and Piccadilly Circus underground stations (Victoria, Jubilee, Bakerloo and Piccadilly lines) are close by and the area is served by a range of internationally renowned hotels, shops, restaurants and art galleries.
- Description** The available unit comprises the entire 6<sup>th</sup> floor measuring **850 sq ft (78.97 sq m)**. The offices benefit from great natural light and fantastic views over Mayfair with a decked terrace overlooking Old Bond Street. The offices provide good floor to ceiling height, a meeting room and a small private office.
- Amenities**
- |                          |                   |
|--------------------------|-------------------|
| Entryphone System        | Demised Terrace   |
| Automatic Passenger Lift | Kitchen           |
| Air Conditioning         | Meeting Room      |
| Perimeter Trunking       | Self Contained WC |
- Rent** £72,250 per annum exclusive.
- Terms** A sub lease is available for a term until September 2013 with a landlord's option to determine in September 2010 outside The 1954 Landlord and Tenant Act, with a rent review in August 2008.
- Rates** Based on information received from the City of Westminster, we estimate rates payable for the year commencing 1 April 2006 equate to approximately £11.64 per sq ft. Interested parties should make their own investigations.
- Service charge** The service charge is currently capped at £5,100 per annum subject to CPI increases.
- Occupation** Immediately upon completion of legal formalities.
- Legal Costs** Each party is to bear their own legal costs involved in the transaction.
- Viewing** Strictly by appointment through the sole agents:

**Richard Weller**  
020 7529 5302

**Richard Williams**  
020 7529 5305

May 2007

