

New Instruction

New Instruction

18 ALBEMARLE STREET, W1



Second Floor Offices

766 sq ft (71.16 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 east side of Albemarle Street, close to the junction with Grafton Street. Green Park and Piccadilly Circus (Jubilee, Victoria, Bakerloo and Piccadilly lines) underground stations are within easy walking distance.
- Description:** The available accommodation comprises the entire second floor offices. The floor and the entrance hall are undergoing redecoration. The floor provides bright open plan space with excellent natural light.
- Amenities:**
- * Entrance hall undergoing redecoration
 - * Entry phone
 - * Refurbished offices
 - * Excellent natural light
 - * Private WC and Shower
 - * Kitchenette
 - * Fully carpeted
- Rent:** £30,257 per annum exclusive
- Lease:** Available by way of a new lease directly from the Landlord.
- Rates:** Based on information provided by the local authority we estimate that the rates payable for the second floor are £5,544 per annum. Interested parties are advised to make their own enquiries.
- Service Charge:** The service charge is currently running at £4.58 per sq ft.
- Occupation:** Upon completion of legal formalities.
- Legal Costs:** Each party is to be responsible for their own legal costs.
- Viewing:** Strictly by appointment through:

Ash Sharma
020 7529 5304

Richard Williams
020 7529 5305

March 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