

19 ALBEMARLE STREET, W1



420 sq ft – 1,847 sq ft
(39.02 sq m – 141.40 sq m)

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 third and part fourth floor offices. The floors and the entrance hall have recently been redecorated and the floors provide bright open plan space split over front and rear offices. The floors are available as a whole or in part.

Floor	Front	Rear	Total
4 th	420 sq ft (39.02 sq m)	325 sq ft (30.19 sq m)	745 sq ft (69.21 sq m)
3 rd	475 sq ft (44.13 sq m)	627 sq ft (58.25 sq m)	1,102 sq ft (102.38 sq m)
			1,847 sq ft (171.59 sq m)

Amenities:

- * Refurbished entrance hall
- * Entry phone
- * Refurbished offices
- * Excellent natural light
- * Comfort cooling
- * Fully carpeted

Rent: 4th floor - £27,938 per annum exclusive
3rd floor - £43,529 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 are approximately £7.00 per sq ft. Interested parties are advised to make their own enquiries.

Service Charge: The service charge is currently running at approximately £6.00 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:

Richard Williams
020 7758 3289

Ben Lansman
020 7758 3287

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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