

New Instruction

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SHORT LEASE TERM

21a NOEL STREET, LONDON, W1



**735 – 1,195 sq ft
(68.28 – 111.02 sq m)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

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 Prominently located at the junction of Noel Street and Berwick Street within short walking distance of both Oxford Circus and Tottenham Court Road (Central, Victoria, Bakerloo and Northern lines) underground stations. The area is served by a range of shops, hotels and restaurants.

Description The available accommodation comprises the entire second floor and part ground floor of the building which provides bright, high quality offices with air cooling. The ground floor and 2nd floor benefit from a partitioned meeting room / private office. The ground floor must be let with the second floor however our clients will give consideration to letting the second floor in isolation.

Second Floor	735 sq ft	68.28 sq m
Ground Floor	460 sq ft	42.74 sq m
Total	1,195 sq ft	111.02 sq m

Amenities Air Cooling Perimeter trunking
Automatic passenger lift Entry phone
Excellent natural light Private toilets
Kitchen facilities on both floors

Terms A new lease is available from the Landlord for a term until 1st March 2012 to be held outside the Landlord and Tenant Act.

Rent £30.00 per sq ft per annum inclusive of service charge.

Rates Based on information received from the City of Westminster, we estimate rates payable for the year commencing 1 April 2010 equate to approximately £12.00 per sq ft. Interested parties should make their own investigations.

Service Charge The service charge is included in the rent.

Occupation Upon completion of legal formalities.

Legal Costs Each party is to be responsible for their own legal costs involved in the transaction.

Viewing Strictly by appointment through sole agents Ashwell Rogers:

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Subject contract