

REDUCED RENT

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21 CORK STREET, MAYFAIR, W1



OFFICE TO LET

470 FT (43.66 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 Cork Street, between the junctions with Clifford Street and Burlington Gardens. Piccadilly Circus and Green Park (Jubilee, Bakerloo, Victoria and Piccadilly lines) underground stations are within easy walking distance.
- Description:** The available unit comprises the entire fourth floor office totalling **470 sq ft (43.66 sq m)** which is already fitted out to provide a mixture of open plan and meeting room space.
- Amenities:**
- * Comfort cooling
 - * Entry phone
 - * Perimeter trunking
 - * Excellent natural light
 - * Full carpeting
 - * Tea point
 - * Automatic passenger lift to third floor
- Terms:** A new lease from the landlord for a term by arrangement. The lease will be drawn outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.
- Rent:** £32,000 per annum exclusive
- Rates:** Based on information provided by the local authority we estimate that the rates payable for the fourth floor are £12.05 per sq ft. Interested parties are advised to make their own enquiries.
- Service Charge:** £3,400 per annum for the current year.
- Occupation:** Immediate upon completion of legal formalities.
- Legal Costs:** Each party is to be responsible for their own legal costs incurred in this transaction.
- Viewing:** Strictly by appointment through:

Richard Williams
020 7529 5305

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