

RENT REDUCED!!!!!!

42 GLASSHOUSE STREET, LONDON W1



IDEAL FOR MEDIA COMPANIES

**780 SQ FT
(72.46 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: The property is situated on the junction of Glasshouse Street and Brewer Street in the heart of Soho. Transport links are excellent with Piccadilly Circus (Piccadilly and Bakerloo Lines) and Oxford Circus (Victoria, Bakerloo and Central Lines) both being within easy walking distance. Numerous bus routes also pass along Regent Street.

DESCRIPTION: The second floor provides 780 sq ft (72.46 sq m) of mainly open plan office accommodation benefiting a kitchenette, boardroom and excellent natural light throughout.

AMENITIES:

* Wood Flooring	* Demised WC
* Excellent Natural Light	* Spot Lights
* Kitchenette	* Central Heating

TERMS: A new leases is available for a term by arrangement, subject to five yearly upwards only rent reviews at a rent to be based on £20.00 per sq ft per annum exclusive.

RATES: Business rates payable for the year commencing April 2009 equate to approximately £11.50 per sq ft. Tenants are advised to make their own enquiries in this regard.

SERVICE CHARGE: Service charge is currently running at £2.56 psf.

USE: B1.

LEGAL COSTS: Each party is to bear their own legal costs involved in the transaction.

VIEWING: By appointment through joint sole agents Ashwell Rogers and Keningtons.

Keningtons
0207 224 2222

Ashwell Rogers
0207 734 7766

George Murray Willis

Ben Lewis

Finn Ledwidge

Ashim Sharma

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