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ASHWELL
ROGERS

CHARTERED SURVEYORS

NEW INSTRUCTION

SHORT TERM LEASE

**5 ALDFORD STREET
LONDON, W1**

LAST FLOOR REMAINING!



PRESTIGIOUS PERIOD OFFICE SUITE

778 SQ FT (72.27 SQ M)

www.ashwellrogers.co.uk

25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 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 north side of the thoroughfare, close to the junction with Park Street. Hyde Park Corner, Marble Arch and Green Park underground stations (Central, Jubilee, Victoria and Piccadilly lines) are close by and the area is served by a range of world renowned restaurants, shops and hotels on nearby Park Lane.

Description The available accommodation is arranged over the fourth floor and totals 778 sq ft. The suite provides period features and fantastic natural light. The common areas throughout the building have been refurbished. Available in September.

Amenities

* Commissionaire	* New carpeting
* Refurbished reception	* Excellent natural light
* Automatic eight person passenger lift	* Central heating

Terms New lease available directly from the Landlord to expire in September 2009.

The lease will be excluded from sections 24-28 of the Landlord & Tenant Act 1954 part II regarding security of tenure and compensation.

Rent £42,500 per annum exclusive

Rates TBC

Service Charge Estimated to be in the order of £6.50 per sq ft per annum.

Occupation Immediate upon completion of legal formalities.

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

Viewing By appointment through sole agent.

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July 2007

