

020 7529 5300

ASHWELL
ROGERS

CHARTERED SURVEYORS

**NEW
INSTRUCTION**

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INSTRUCTION**

**KINGS COURT,
2-16 GOODGE STREET, W1
4,200 sq ft (390.18 sq m)**



Location The property is located on the west side of Tottenham Court Road, at the junction with Goodge Street. Tottenham Court Road, Warren Street and Goodge Street stations (Central, Victoria, and Northern lines) are within short walking distance. The area is well served by a range of shops, restaurants and hotels.

Description The available space on the second floor providing bright open plan and airy space, having been recently refurbished, totalling **4,200 sq ft (390.18 sq m)**.

Amenities

- * Commissionaire
- * Passenger Lift
- * Air Conditioning
- * Category V Cabling With ISDN
- * Split level
- * Self Contained WC's
- * New Carpeting
- * Suspended Ceilings
- * Excellent Natural Light
- * Newly Decorated

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.

Lease	For a term to expire 24 th December 2014 subject to rent review on 25 th December 2009.
Rent	£124,000 per annum exclusive
Rates	Based on information received from the local authority, we estimate rates payable for the year commencing 1 April 2005 to be £37,034.86 (£9.01 per sq ft) Parties are advised to make their own enquires.
Service Charge	To be confirmed.
Occupation	Immediate upon completion of legal formalities.
Legal Costs	Each party is to bear their own legal costs involved in this transaction.
Viewing	By appointment through sole agents Ashwell Rogers:

Richard Williams
020 7529 5305

March 06

