

1st Floor Office Suite
**53 New Oxford
Street**

Hazelwood House
WC1A 1BL

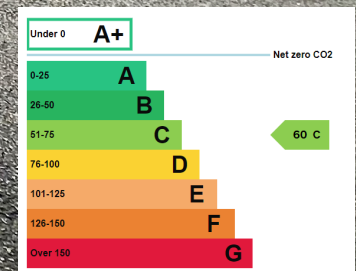
Grade II Landmark Building

1,026 sqft - First Floor

£33,550.00 PAX

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LOCATION:

53 New Oxford Street is centrally located at the intersection of Shaftesbury Avenue and Bloomsbury Street, connecting to Bloomsbury, Covent Garden and Soho. Sitting in a vibrant commercial hub, with nearby theatres, shops, and universities, as well as excellent transport links with Tottenham Court Road within just a short walk.

ACCOMMODATION:

A large open-plan working area, with two additional rooms as well as a kitchenette with break out area. Incentives will be considered for parties wishing to improve on the existing fit-out.

The amenities include:

- Good floor to ceiling height
- Open-plan working area
- Excellent Transport Links
- Refurbished common parts
- Fit-Out Incentives Considered



USE:

Class E: Commercial Business & Service E (G) (i) Offices.

Other uses may be considered.

TRANSACTION SUMMARY DETAILS

PRICE: £33,550.00 PAX. Subject to a rent collection fee of 5% plus VAT.

TERMS: New lease on terms to be agreed.

SERVICE CHARGE: The service charge for the year ending 31 March 2024 is £6,669.00. This is subject to a 12.5% management charge plus VAT.

INSURANCE: The estimated insurance premium for the year ending 23 June 2024 is £1,242.00 This is subject to a 12.5% management charge plus VAT.

BUSINESS RATES: The VOA has recorded a Rateable Value of £37,500 for 2024/25. Interested Parties are advised to make their own enquiries with Local Authority.

LEGAL COSTS: Prospective Tenants will underwrite the Landlord's legal costs. Each party will otherwise be responsible for their own legal and professional costs incurred.



CONTACT US TO ARRANGE A VIEWING:

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