

PROPERTY PARTICULARS

TO LET

Office Suite in Marylebone



**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

020 7486 3531
www.breckergrossmith.co.uk

3rd Floor Offices – 283
sq ft

16-18 James
Street,
Marylebone,
London

■ LOCATION

The building is situated just north of Oxford Street on the busy James Street, in close proximity to Bond Street Station (Jubilee Line and Central Line), Selfridges and an array of shop, bars and restaurants.

Marble Arch and Oxford Circus are both within walking distance.

■ DESCRIPTION

Period building offering a high quality office suite benefitting from excellent natural light.

3rd Floor – 283 sq ft

- *Passenger Lift
- *24 hour access
- *Common WCs
- *High ceilings
- *Entryphone system

■ USE

B1 Office.

■ RENT

£55 per sq ft exclusive

■ BUSINESS RATES

All parties advised to make their own enquiries.

■ LEASE

Terms to be agreed.

■ IDENTIFICATION

Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

■ COMMERCIAL LEASE CODE

Brecker Grossmith have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code is available via the website www.commercialleasecode.co.uk

■ BUILDING INSURANCE

The Landlords insure the building, the tenant to reimburse.

■ EPC

Upon request.

■ POSSESSION

Upon completion of legal formalities.

Viewings

Strictly through Landlords sole agents.

Brecker Grossmith:

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Brecker Grossmith on behalf of the Landlords of this property whose agents they are, give notice that: These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Regulated by RICS. Subject to Contract.

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