





© OpenStreetMap contributors

LOCATION:

- Located opposite Selfridges and a few minute's walk from Bond Street Station providing access to the Central, Jubilee and the Elizabeth lines.
- Oxford Street, St Christopher's Place and Marylebone High Street provide a large range of restaurant and retail offerings.
- In good condition and an ideal fit for a diverse range of occupiers in a prime west end location.

ACCOMMODATION:

Period building includes one room

<u>Amenities:</u>

- Comfort cooling
- 24 hour access
- Good natural light
- Entry phone system
- · Demised WC's and kitchenette





<u>USE:</u>

Class E offices

Other uses may be considered.

breckergrossmith.co.uk 020 7486 3531

Brecker Grossmith as agents for the landlord of this property give notice that these particulars do not constitute an offer or a contract or any part thereof. All statements contained in these particulars are made without representation on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars can be relied upon as representation of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the validity of each of the statements contained above. REGULATED BY RICS. SUBJECT TO CONTRACT.



TRANSACTION SUMMARY DETAILS

PRICE: From £ 85 per sqft per annum plus VAT.

TERMS: New lease on terms to be agreed.

BUSINESS RATES: Interested Parties are advised to make their own enquiries with Local Authority. Tenants may qualify for Small Business Rates Relief (SBRR).

LEGAL COSTS: Each party will be responsible for their own legal and professional costs/fees incurred.

LEASE: A new lease is available directly from the landlord.



CONTACT US TO ARRANGE A VIEWING:

Richard Brecker | 07836 246 777 Richard@breckergrossmith.co.uk Preenal Gondhea | 020 7908 2685 Preenal@breckergrossmith.co.uk

breckergrossmith.co.uk

020 7486 3531

Brecker Grossmith as agents for the landlord of this property give notice that these particulars do not constitute an offer or a contract or any part thereof. All statements contained in these particulars are made without representation on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars can be relied upon as representation of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the validity of each of the statements contained above. REGULATED BY RICS. SUBJECT TO CONTRACT.