



39-42
NEW
BOND
ST
W1

FITTED OFFICES TO LET
1,410 SQ FT / 131 SQ M
1,756 SQ FT / 163 SQ M



GROUND FLOOR LOBBY



THIRD FLOOR

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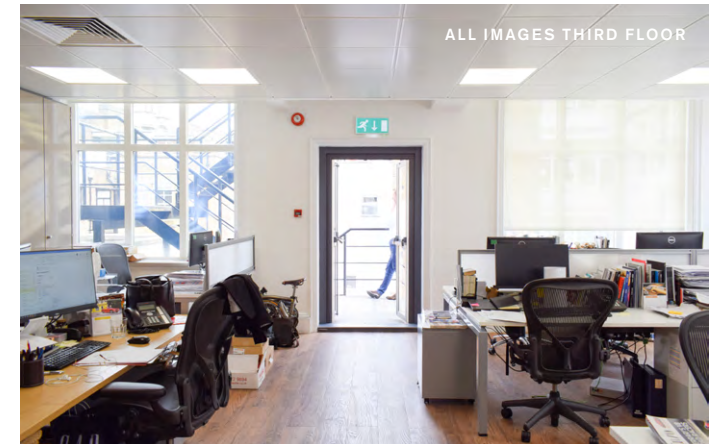
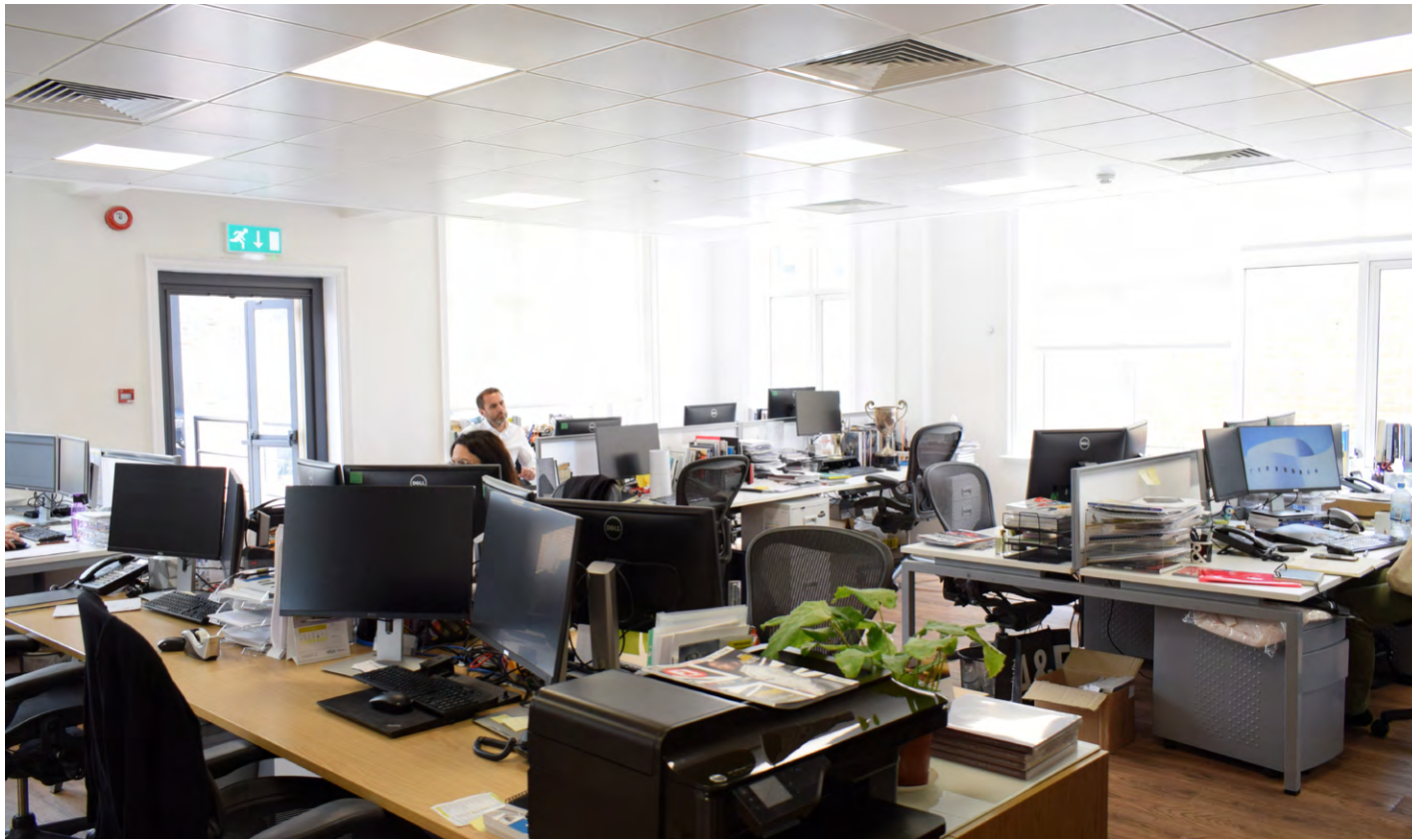
ACCOMMODATION

The property comprises part of the 3rd floor, which has been fitted out to provide a reception area, meeting room and an open plan area and kitchen.

The 5th floor is laid out to provide a reception area, 4 meeting rooms and an open plan area.

Third Floor	131 sq m	1,410 sq ft
Fifth Floor	163 sq m	1,756 sq ft

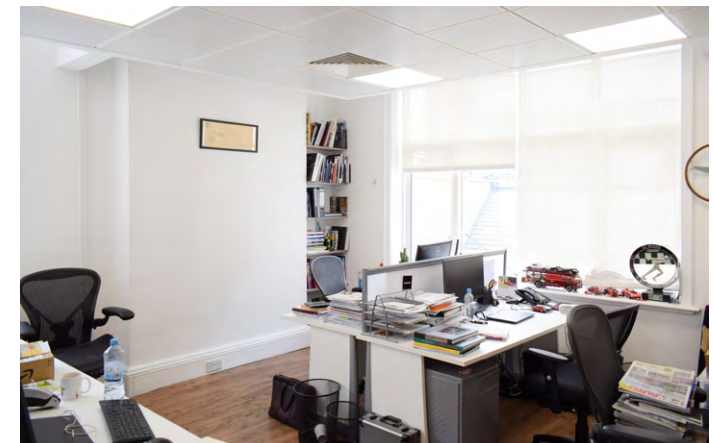
Interested parties are advised to verify these areas on site.



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AMENITIES

- Perimeter/underfloor trunking
- Air conditioning
- 2 passenger lifts
- Carpeted
- 5th floor terrace
- LED lighting



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T E N U R E

The floors are available by way of a new full repairing and insuring leases for a term to be arranged. Flexible terms are available.

Q U O T I N G R E N T

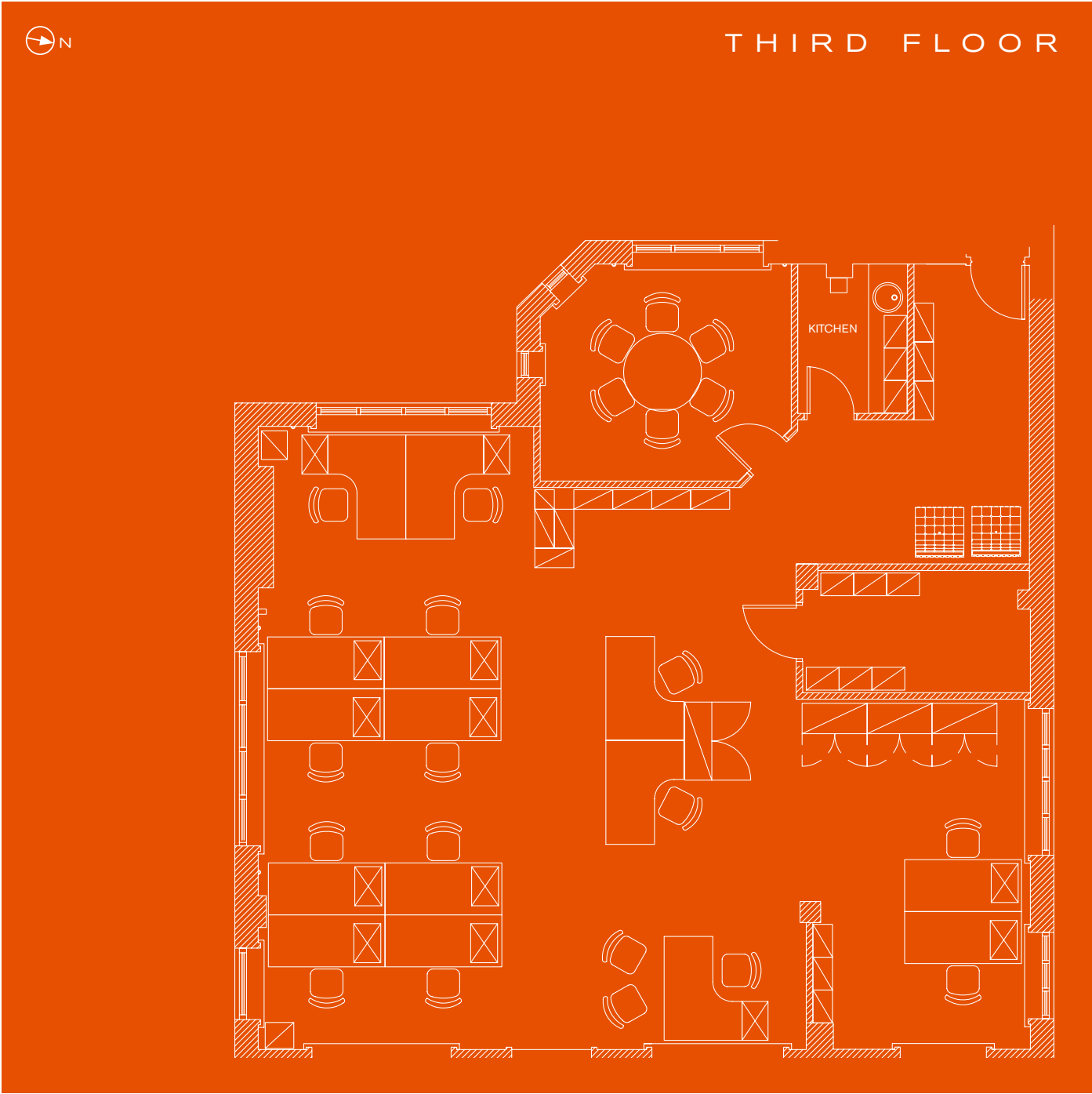
Fifth Floor	£77.50 per sq ft
Third Floor	£75.00 per sq ft

R A T E S

We are verbally advised that the rates are approximately £30.35 per sq ft payable for 2019/20 on the 3rd floor, and £32.00 per sq ft for the 5th floor.

S E R V I C E C H A R G E

£7.10 per sq ft approx.





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E P C

The Energy Performance Asset Rating for the unit is F.



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FIFTH FLOOR

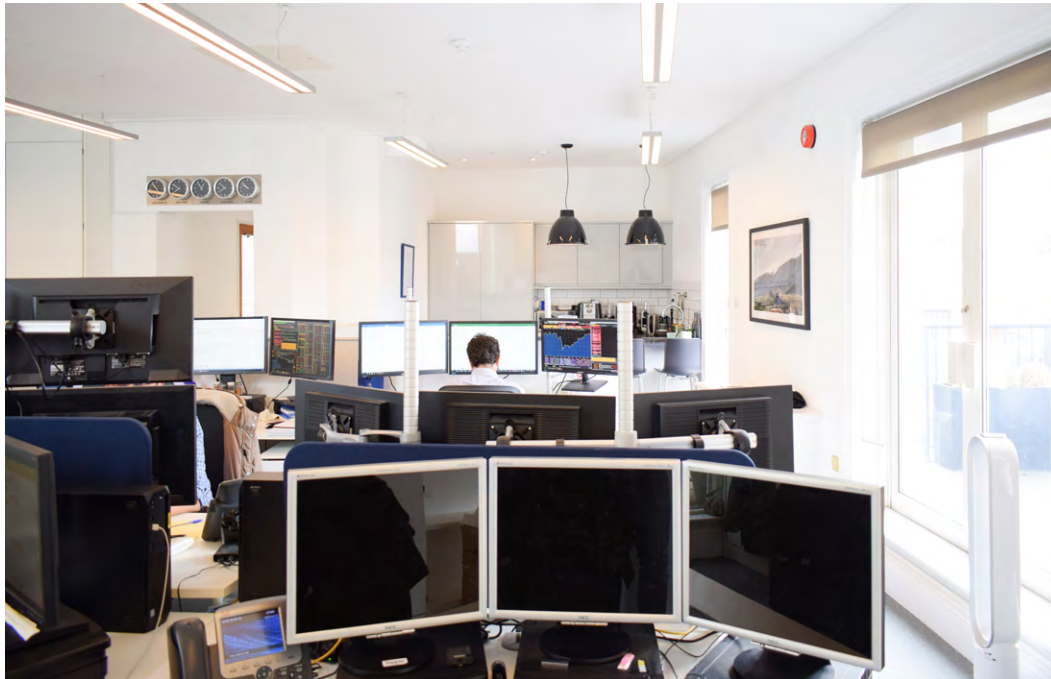
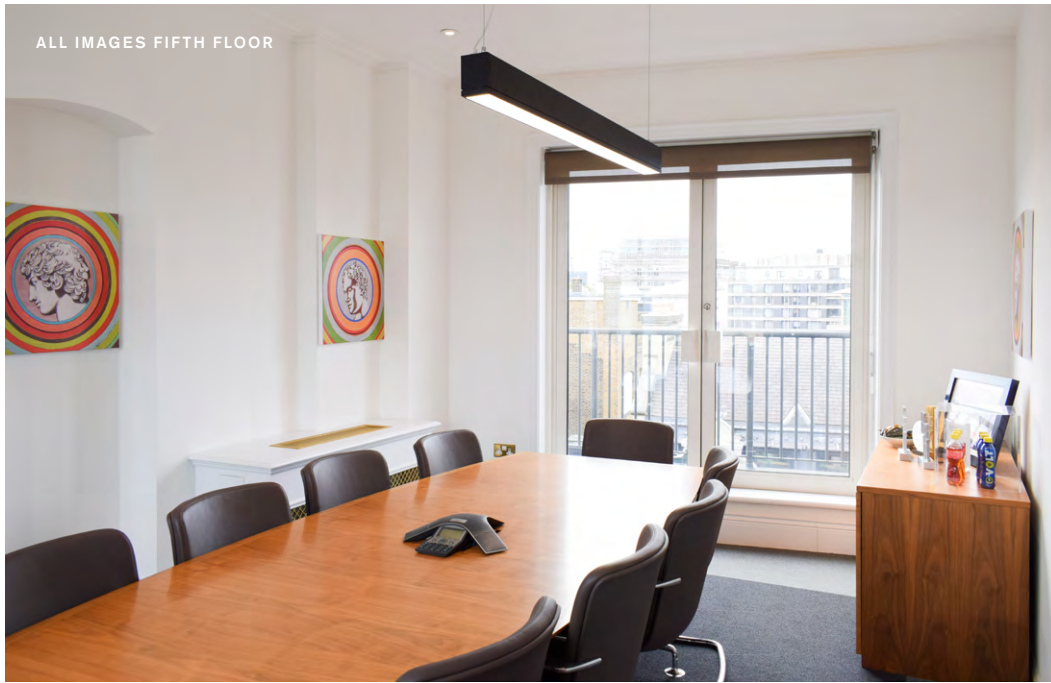


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LEGAL COSTS

Each party is to be responsible for their own legal costs.

ALL IMAGES FIFTH FLOOR



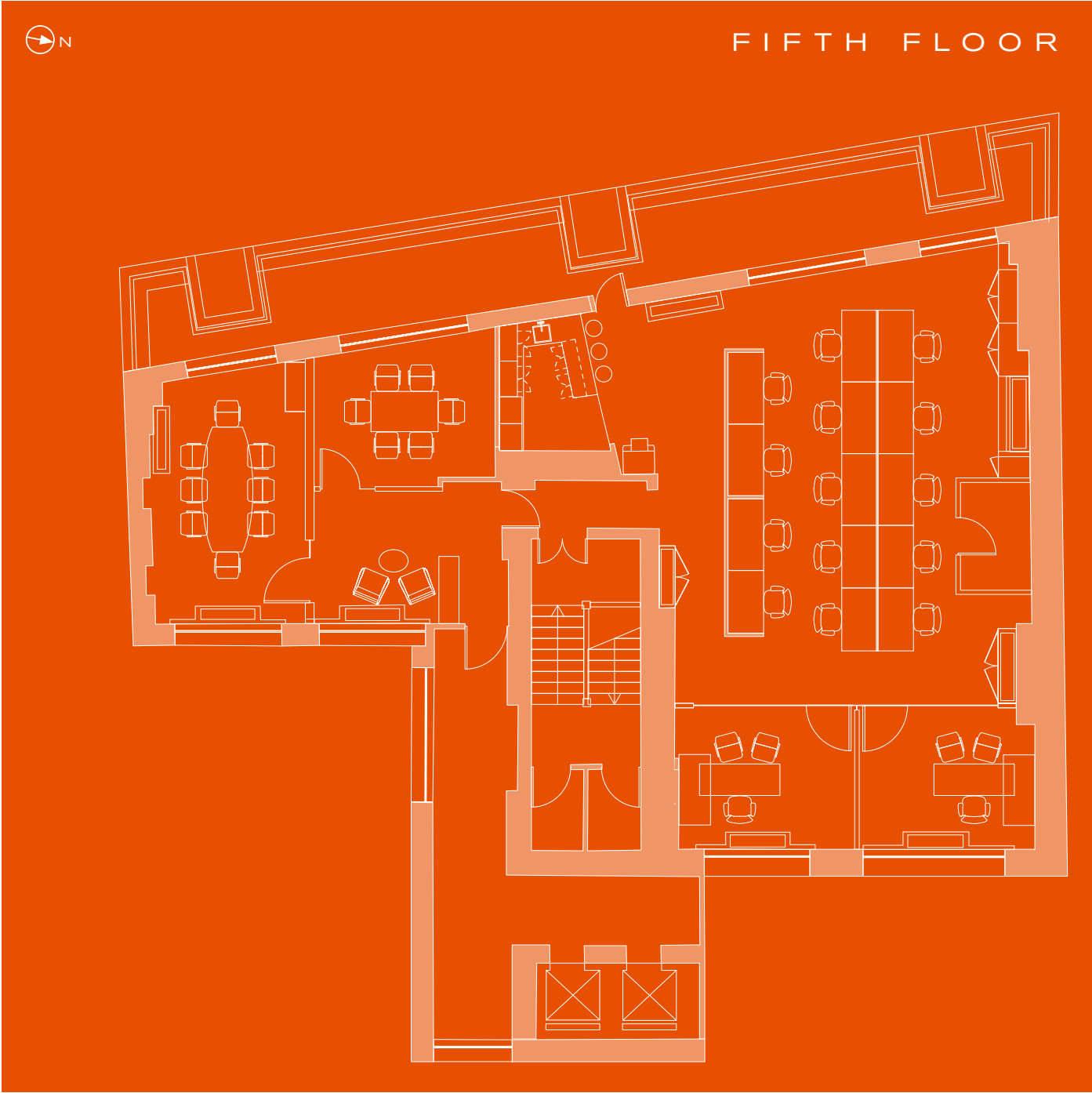
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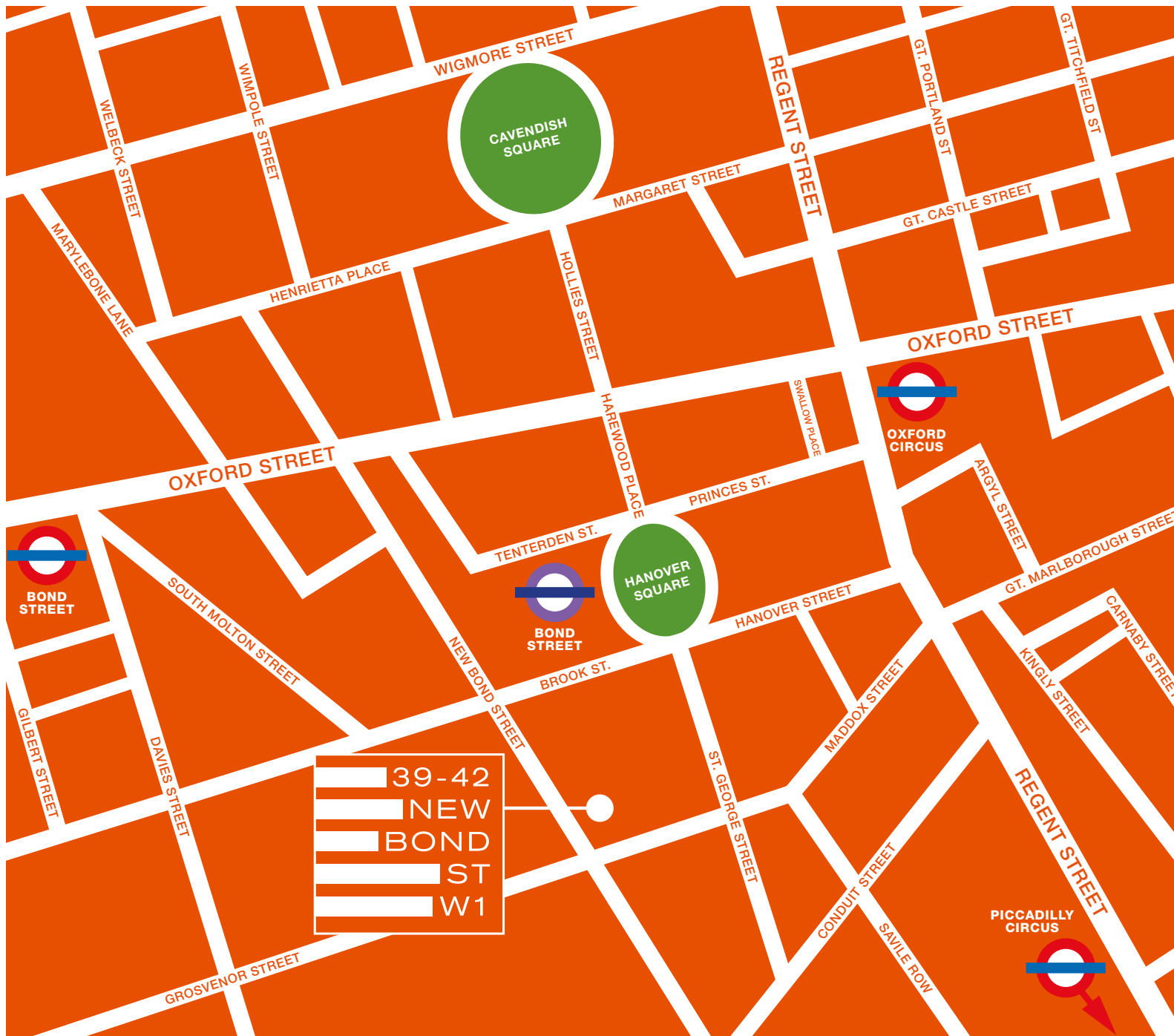
ST

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LOCATION

The property is located on the Western side of New Bond Street between Maddox Street and Conduit Street.

The building is within close proximity of both Bond Street (Central, Jubilee and Elizabeth lines) and Oxford Circus (Central, Bakerloo and Victoria lines) Underground Stations. Numerous bus routes serve the area.

NEARBY HANOVER SQUARE





V I E W I N G

Viewing is strictly by prior
appointment through sole agents

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S U B J E C T T O C O N T R A C T

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