

TO LET
OFFICE (B1) PREMISES IN NOHO
28 MORTIMER STREET ,LONDON, W1W 7RD



3rd Floor - 469 SQ. FT. (43.57 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

Situated on the north side of Mortimer street close to the junction with Wells Street and Mortimer Street. The premises are in the heart of Noho, only a short walk from Oxford Circus (0.3 miles, Central, Victoria and Bakerloo lines), Tottenham Court Road (Central and Northern lines) and Goodge Street (Northern line) Underground Stations and close to the Fitzroy square development.

DESCRIPTION

This recently refurbished office comprising of new click flooring, air conditioning, redecorated plaster walls, new led lighting, capped off services, video entry phone system, passenger lift.

LEASE

A new effective full repairing and insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

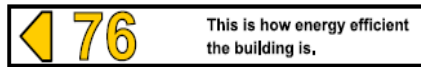
Upon completion.

LEGAL COSTS

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

EPC

Valid until 08/10/2019.

**FINANCIALS**

Area	Noho
Size (sq. ft.)	469
Quoting Rent (p.a.) excl.	£28,140
Estimated Rates Payable (p.a.)	£9,697
Service Charge (p.a.)	£3,766
Estimated Occupancy Cost (p. a.)	£41,603

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Air Conditioning
- Redecorated Plaster Walls
- New Click Flooring
- New Spot Lighting
- Capped Off Services
- Video Entry Phone
- Passenger Lift

VIEWINGS:

Strictly through Robert Irving Burns and Dowd & Co.

Archie Ayrton - Grime

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