

**TO LET**  
**OUTSTANDING OFFICE PREMISES**  
15 RATHBONE PLACE, LONDON, W1T 1HX (3<sup>rd</sup> Floor)



3,220 SQ. FT. (299.14 SQ. M.)

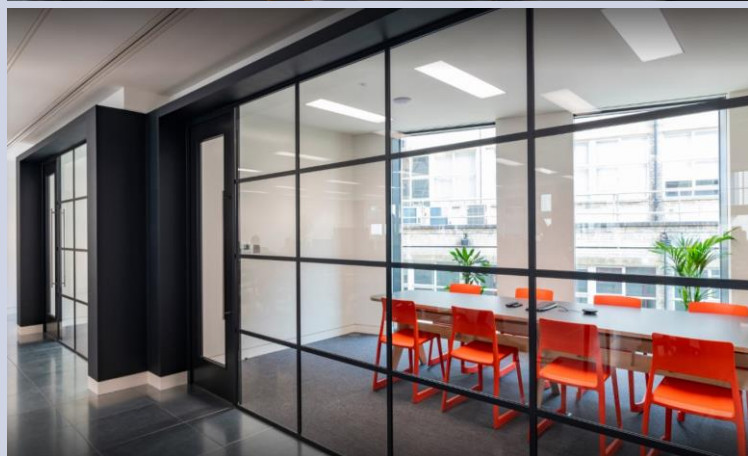
**LOCATION (GOOGLE MAPS [LINK](#))**

The property is located on Rathbone place right opposite the new mixed used development, Rathbone square. Tottenham Court road (Northern and Central Line) is circa 5 minutes from the property as well as Oxford Circus Station (Central, Bakerloo and Victoria Line) being located around 10 minutes' walk away.

**rib.co.uk**

23-24 Margaret Street, London, W1W 8LF  
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**Misrepresentation Act 1967.** These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.





## AMENITIES

- Fibre internet connection (service is 100/100Mbps).
- BTnet Fibre lease line: 100mb on 100mb bearer.
- Concierge service.
- Fully raised flooring.
- Fully fitted kitchen.
- Fully fitted board room and conference room (carpeted).
- 2 x private phone booths.
- Fitted reception.
- Open plan layout.
- Secure cycle storage (common area).
- 2 x 8 person lifts.
- Lockers.
- Showers/changing facilities (common area).
- Featured brick slips wall.
- Furniture and boardroom tech purchase options available (pictured).
- Sonos surround system.
- LED Lighting throughout.
- AC throughout (not tested).
- Front and back natural light.



## DESCRIPTION

A state of the art building with significant character throughout. The 3<sup>rd</sup> floor was recently refurbished to a very high standard and there are furniture and tech options available for a premium. Plug and play style or fully vacant opportunities. Concierge service on the ground floor with welcoming modern reception. The floor benefits from superb natural light and is fully fitted ready for tenant's occupation. See full list of amenities.

## LEASE

**Option 1:** Sublease for a term up until 20<sup>th</sup> February 2023.

**Option 2:** An assignment of the existing FRI lease until 4<sup>th</sup> March 2023 at a passing rent of £273,955 per annum exclusive of VAT. The lease is contracted outside of the Landlord and Tenant Act 1954.

## POSSESSION

Upon completion.

## LEGAL COSTS

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

## EPC

Available upon request.

## FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	3220
Quoting Rent (p.a.) excl.	£273,955
Estimated Rates Payable (p.a.)	£97,776
Service Charge (p.a.)	£42,770
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£414,501</b>

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.

## VIEWINGS:

Strictly through Robert Irving Burns.

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