

**** OFFICES TO LET******39-42 NEW BOND STREET****LONDON
W1****1,410 / 1,756 / 2,211 / 3,967 SQ FT****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 and Jubilee lines) and Oxford Circus (Central, Bakerloo and Victoria lines) Underground Stations. Numerous bus routes serve the area.

Accommodation

The property comprises part third, fourth and fifth floors, which have been refurbished to provide bright open plan offices. The floors can be let separately or together. The fifth floor benefits from a good sized roof terrace:

Third Floor	1,410 sq ft	130.9 sq m
Fourth Floor	2,211 sq ft	205.4 sq m
Fifth Floor	1,756 sq ft	163.1 sq m
Total	5,377 sq ft	499.5 sq m

(Interested parties are advised to verify these areas on site by prior appointment).

Tenure

The unit is held by way of a new full repairing and insuring lease for a term to be arranged.

Rent

The quoting rent is £72.50 per sq ft.

Rates

We are verbally advised that the rates are approximately £20 per sq. ft. payable

Service Charge

Approximately £10.00 per sq ft

Amenities

Refurbished Entrance
Raised Floors
Air Conditioning
2 Passenger Lifts
Roof Terrace (Fifth Floor)

Legal Costs

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

EPC

An EPC has been commissioned and will be made available upon request.

Viewing

Viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**:

David Hume

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020 7462 9128 or
07973 248 756

Subject to Contract