

Attractive bright office floor to let in a vibrant enclave opposite Bond Street Station



9-10 Gees Court, London W1

Second floor 690 sq ft

- Fitted out
- Comfort Cooling
- Kitchenette
- Moments from Bond Street Underground
- On the doorstep of St Christopher's Place

Floor available by lease assignment

Location

9-10 Gees Court is situated on the west side of Gees Court, which links Oxford Street with St Christopher's Place. The area abounds with quality boutiques and restaurants. Bond Street underground is moments away giving access to all parts of London.

Description

The available accommodation comprises the whole second floor with good natural light. The floor has a meeting room and an open area and there is a small tea point. The floors have cabling in situ and comfort cooling. WCs are in the common parts.

Accommodation/Rent

Second floor 690 sq ft £47,000 per annum exclusive EPC Band C 51

Amenities

- Comfort Cooling
- Cat Ve data cabling
- Excellent light
- Quiet location but moments from Bond Street underground station

Lease

The floor is held on a lease to expire in October 2020, Outside the Act, available to be assigned.

Rates

The estimated rates payable are £21 per square foot.

Service Charge

Approx. £10.00 per square foot per annum.

Legal Costs

Each party is to bear their own legal and professional costs incurred in this transaction

Viewing

Through Mallam Advisers – contact Mike MacKeith on 020 3755 7641 or 07831 361722 or our joint agents BDG Sparkes Porter, contact Ross Blanchflower on 020 7629 1088

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