

020 3130 6400

**SHORT TERM LETTING ON COMPETITIVE TERMS**

**106 NEW BOND STREET, LONDON W1**

**1,660 SQ FT (154 SQ M)**

**1,200 SQ FT (111.5 SQ M)**

**2,860 SQ FT (165.5 SQ M) TOTAL**



**LOCATION**

This prominent building is situated on the west side of New Bond Street close to the junction with Brook Street. Oxford Circus and Bond Street Underground Stations are in close proximity. The area is well served by restaurants, shopping and transport facilities.

**ACCOMMODATION**

The available floors are currently planned to provide a meeting room overlooking New Bond Street, a large open plan area and a kitchen/break out area which in total extends to approximately:

4 <sup>th</sup> Floor	1,660 sq ft (154 sq m)
5 <sup>th</sup> Floor	1,200 sq ft (111.5 sq m)

## AMENITIES

- Air conditioning
- Passenger lift
- Underfloor trunking
- Own WCs and shower (4<sup>th</sup> Floor)
- Excellent Natural Light
- Metal tiled suspended ceiling
- Perimeter trunking
- Carpeting
- Excellent daylight

## TERMS

**Lease** A new lease until 22<sup>nd</sup> June 2022.

The lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

**Rent**

4 <sup>th</sup> Floor	£49.50 per sq ft	£82,170 pa
5 <sup>th</sup> Floor	£49.50 per sq ft	£59,400 pa

**Rates** Rates payable:

4 <sup>th</sup> Floor	£23.34 per sq ft	£38,744
5 <sup>th</sup> Floor	£20.72 per sq ft	£24,864

You are advised to make your own enquiries.

**Service Charge** £10.50 per sq ft plus VAT

**4<sup>th</sup> Floor**  
Service Charge - £17,069.59  
Buildings Insurance - £1,817.63

**5<sup>th</sup> Floor**  
Service Charge - £12,339.46  
Buildings Insurance - £1,313.95

## VIEWINGS

Strictly by appointment through sole agents:-

### Hanover Green LLP

**Neil Proctor**  
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### HNG

**Richard Spencer / Will Gyngell**  
020 3205 0200

## SUBJECT TO CONTRACT

### MISREPRESENTATION ACT 1967

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