

DETAILS SUBJECT TO CONTRACT

FULLY FITTED OFFICE SUITE AVAILABLE

3rd Floor, 130 Mount Street, London, W1

LOCATION: Mount Street's location puts a choice of local, national transport links within a few minutes walk. Green Park, Oxford Circus and Bond Street Tubes are within walking distances, providing easy access to the City and wider West End as well as international train services from St Pancras and flights from Heathrow, Gatwick, Stansted and London City airports.



ACCOMODATION: The 3rd Floor measures approximately 928 sqft. The office suite provides high quality office accommodation having been the subject of a stylish refurbishment and subsequent fit-out by the existing tenant. The building common parts have also been recently refurbished. The third floor benefits from stunning views over Berkeley Square and Mount Street.

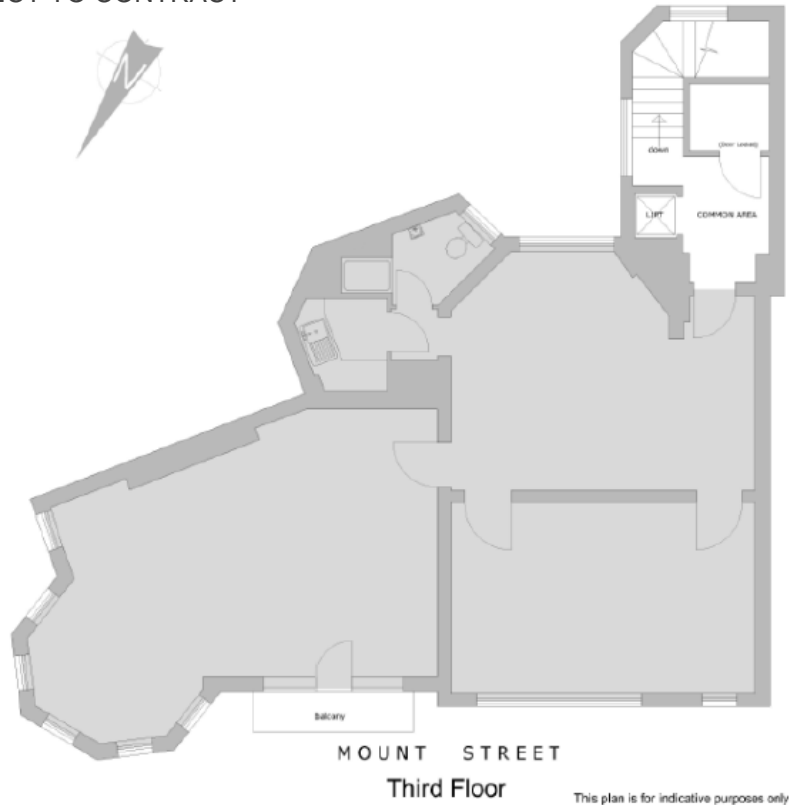
AMENITIES:

The property benefits from the following:

- Fully refurbished
- New comfort cooling
- Perimeter trunking with Cat 6 cabling installed
- Passenger lift
- Private balcony
- LED lighting
- kitchenette
- Demised WC and shower
- Furniture available by separate negotiation
- EPC Rating: D

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LAYOUT:



LEASE: An assignment is available for a term expiring Dec 2020. The lease is contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, part II (as amended)

RENT: Assignment £92,800 per annum (passing rent) equating to £100.00 psf per annum

SERVICE CHARGE: estimated at £12.00-13.00 psf *per annum*

BUSINESS RATES: *We understand the RV to be £52,500 in 2017/18 which equates to £27.10 psf per annum.*

VAT: The building is elected for VAT

EPC: NB- An EPC certificate is being prepared and can be provided on request

VIEWINGS AND FURTHER INFORMATION: Viewings strictly through joint sole agents:

Stoneway Real Estate Limited:

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