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## 5TH FLOOR, 12 ST GEORGE STREET MAYFAIR, LONDON, W1S 2FB



## **OFFICE - AVAILABLE**

B1 USE

This building is prominently located on the Western side of St George Street, just to the South of its junction with Maddox Street. Oxford Circus (Bakerloo, Central and Victoria lines), Bond Street (Central and Jubilee lines) and Green Park (Piccadilly & Victoria lines) Underground Stations are all nearby.

£23,375	p/a exclusive
550	Sq ft

Fifth Floor 550 sq ft 51.1 m2



Accommodation

Fifth floor office suite measuring approximately 550 sq ft (44.73m²) with views of St George's Church, situated opposite. The office is generally open plan and benefits from a meeting room within the demise.

Amenities

- Comfort Cooling
- Perimeter Trunking
- Passenger Lift (from the first floor)
- Carpeting

- Good Natural Light
- Entryphone System
- wc & kitchenette
- Smart entrance and stairway

Lease

The premises are held on an effective full repairing and insuring lease for a term to expire 1st January 2022 contracted outside the Landlord and Tenant Act 1954.

Rent

£23,375 per annum exclusive.

Service Charge

£8,500 per annum exclusive

Rates

EPC

2019/2020 Rateable Value £30,750. Rates payable £15,098.25 per annum apprx.

Interested parties are recommended to make their own enquiries with Westminster City Council, Tel.  $020\,7641\,6000$ .

Available upon request.

Legal Costs

Each party to be responsible for payment of their own legal costs incurred in the

Viewing

Contact **DMA** -

transaction.

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SUBJECT TO CONTRACT & VAT

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.