PROFESSIONAL SERVICES

RESIDENTIAL SERVICES

COMMERCIAL SERVICES

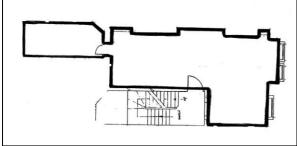


No. 1 Margaret Street, London W1W 8RB

T (44) 020 7637 1066 F (44) 020 7255 1692 E info@davis-brown.co.uk www.davis-brown.co.uk

1st Floor Office Suite 416 sq ft combining interconnecting offices To Let





1st Floor 4 Margaret Street London, W1W 8RF

£25,000 pa exclusive

Your attention is drawn to the important notice overleaf Davis Brown is a trading name of Davis Brown Limited, Registered in England and Wales, Company No.3604654. Registered office: 1 Margaret Street, London, W1W 8RB. Vat Reg No. 722 2905 56



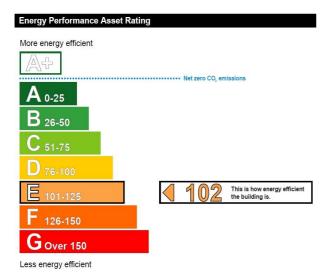
The property is situated on the northern side of Margaret Street, a few doors from the junction with Wells Street. The nearest Underground Station is Oxford Circus (Victoria, Bakerloo & Central Lines) and Oxford Street is within a few hundred yards of the property.

The accommodation is on the first floor and is currently arranged as open plan accommodation but has the potential of sub-division, subject to consent.

AMENITIES

- Carpeted
- Entryphone system
- Good natural light
- WC's on half landing

EPC



TENURE

A new FRI lease for a term by arrangement is available direct from the Landlord and is to be contracted outside the Landlord and Tenant Act.

FLOOR AREA

Approximately 416 sq ft

POSSESSION

From 17^{th} April 2019 and upon completion of legal formalities

RENT

£25,000 pa exclusive

SERVICE CHARGE

Service Charge is estimated at £2,500 pa

MANAGEMENT FEE

10% of the yearly Service Charge

RATEABLE VALUE

We have been advised that the estimated Rates Payable for 2018/2019 will be £9,240. We would advise you to check this with the local authority.

LEGAL COSTS

Each Party to be responsible for their own legal fees

VIEWING

Strictly by appointment with the sole agents, Davis Brown

CONTACT

David Green – 020 7907 1803 dgreen@davis-brown.co.uk

John Eden – 020 7907 1811 jeden@davis-brown.co.uk

Davis Brown for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers, or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis Brown or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices quoted are exclusive of VAT (if chargeable)