

## REFURBISHED GRADE A OFFICES TO LET

LONDON, W1

39-40 NEW BOND STREET

6,264 sq ft/ 582 sq m



### Location

The property is located on the Western side of New Bond Street between Maddox Street and Conduit Street.

The building is within close proximity of both Bond Street (Central and Jubilee lines) and Oxford Circus (Central, Bakerloo and Victoria lines) Underground Stations. Numerous bus routes serve the area.

### Accommodation

The property comprises of the entire 2<sup>nd</sup> floor, which has been completely refurbished to provide high quality, bright, open plan offices:-

Second Floor:	582 sq m	6,264 sq ft
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<b>Total</b>	<b>582 sq m</b>	<b>6,264 sq ft</b>
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(Interested parties are advised to verify these areas on site by prior appointment).

### Tenure

The unit is held by way of a new full repairing and insuring lease for a term to be arranged.

### Rent

The quoting rent is £82.50 per sq ft.

### Rates

We are verbally advised that the rates are approximately £28 per sq. ft. payable for 2017/18

### Service Charge

Approximately £6.30 per sq ft.

### Amenities

Refurbished entrance  
Perimeter trunking  
Full air conditioning  
2 Passenger lifts  
Wooden floors throughout  
3m floor to ceiling height (in part)  
LED lighting

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

The Energy Performance Asset Rating for the unit is available, full details upon request.

### Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

David Hume  
[davidhume@hdh.co.uk](mailto:davidhume@hdh.co.uk)  
020 7462 9128 or  
07973 248 756

**Subject to Contract**