

D1 Education/ Medical Accommodation

Approx. 1,400 sq. ft (130.06 sq. m)

61 South Molton Street London W1

- Approx. 1,400 sq. ft
- Over 1st, 2nd and 3rd floors
(floor areas can be provided on request)
- A new sub lease for 10 years or longer
- Office (B1) Use available
(subject to planning)
- Self contained with own entrance
- Newly refurbished (to be completed)
- Centrally Heated (new system)
- Newly carpeted and new lighting
- Located on the western terrace of South Molton Street
- Available from September 2018
(subject to contract and after refurbishment)



- Location:** Situated on the eastern terrace of South Molton Street midway down the pedestrianised thoroughfare.
Bond Street and Oxford Street underground stations are both an easy walking distance away.
- Transport:** Bond Street (3 minute walk - Central and Jubilee Lines) and Oxford Street Station (8 minute walk - Central, Jubilee and Bakerloo lines) are closeby.
- Lease:** A new sub-lease is available for a term of years to be agreed and to be contracted outside the L&T Act provisions for security of tenure or compensation.
Rent: £90,000 per annum exclusive equating to approx. £64.28 per sq. ft excl. subject to contract and landlord's consent, plus VAT.
- Other Costs:** Business Rates estimated at approx. £16.00 per sq. ft per annum payable.
Running Costs estimated at £10.00 per sq. ft per annum (to be confirmed).
- Provisos:** Letting subject to payment of a suitable deposit, subject to landlord's consent.
All incoming occupier/s is/are to satisfy themselves that the current planning situation and designated D1 sub categories satisfies their particular needs.
- EPC:** On application
- Further Info:** Available on application or from:
www.michaelboardman.com
- Viewing:** On request through letting agents.
Contact details below:

Contact: Michael Boardman
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Misrepresentation Act 1967 (As amended)

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