

2ND FLOOR, 12 ST GEORGE STREET MAYFAIR, LONDON , W1S 2FB



OFFICE - TO LET

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.

£32,500 p/a exclusive

544 Sq ft

Second Floor

544 sq ft

50.5 m2



Accommodation Second floor office suite due to be redecorated and new carpets measuring approximately 544 sq ft (50.49 m²) with views of St George's Church, situated opposite. The office is open plan and benefits from a w/c and kitchenette 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 A new effective full repairing and insuring lease for a term to be agreed. Short term will be considered.

Rent £32,500 per annum exclusive.

Service Charge £7,500 per annum.

Rates 2019/2020 Rateable Value £30,250. Rates payable £14,852.75 per annum apprx. Interested parties are recommended to make their own enquiries with Westminster City Council, Tel. 020 7641 6000.

EPC Available upon request.

Legal Costs Each party to be responsible for payment of their own legal costs incurred in the transaction.

Viewing Contact **DMA -**
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 SUBJECT TO CONTRACT & VAT