26–28 Great Portland St London W1W 8QT

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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	Sa 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 $\rm m^2$) 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

Rent

A new effective full repairing and insuring lease for a term to be agreed.

Short term will be considered.

£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** -

Alex Cooper

020 7318 6927 / acooper@dmaproperty.com

Ronald Laser

020 7318 6912 / rlaser@dmaproperty.com

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.