

## 2ND FLOOR, 11/12 OLD BOND STREET, LONDON LONDON, W1S 4PN



**OFFICE - TO LET**

£57,500 p/a exclusive

**B1 USE**

826 Sq ft

REFURBISHED SELF-CONTAINED  
OFFICE SUITE TO LET

The building is located on the East side of Old Bond Street, close to Piccadilly. Green Park Underground Station (Victoria & Jubilee Lines) and Piccadilly Circus (Bakerloo & Piccadilly Lines) are located close by. The building is situated close to many international renowned retailers in the immediate vicinity.

2nd Floor

826 sq ft

76.7 m2



Accommodation	The available accommodation, which has recently been redecorated comprises bright, self-contained office space within this attractive Mayfair building.
Amenities	<ul style="list-style-type: none"><li>• Entryphone</li><li>• Comfort Cooling</li><li>• Perimeter Trunking</li><li>• 6 Person Lift</li><li>• Attractive Marble Entrance</li><li>• Male &amp; Female Toilets</li><li>• Kitchenette</li><li>• Alarm</li></ul>
Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£57,500 per annum exclusive.
Service Charge	The estimated service charge for the current financial year is £11,000.
Rates	2019/2020 Rateable Value £40,750. Rates payable £19,560 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.
Viewings	Contact DMA - Alex Cooper 020 7318 6927 / acooper@dmproperty.com Ronald Laser 020 7318 6912 / rlaser@dmproperty.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.