

Fitted Office Accommodation available on Flexible Basis

6th Floor, Coin House, 2 Gees Court, W1U 1JA

2,683 sq.ft.



- Air-conditioning
- Floor boxes
- Suspended ceilings
- Kitchenette
- Demised WCs and showers
- 2 x 6 person passenger lifts
- Bike Storage
- EPC rating D:89

Location

Coin House is found just north of Oxford Street where it meets St Christopher's Place on Gees Court.

The local area of St Christopher's Place is well served by a number of popular restaurants, bars and shops.

The building benefits from excellent public transport links, with Bond Street tube station and its access to Central and Jubilee Lines, only minutes' walk away. Bond Street will also benefit from Cross Rail connections from the end of 2018.

Accommodation

The sixth floor is fitted to provide a mix of open plan area and meeting rooms. The accommodation also benefits from a kitchenette, demised WC and shower facilities.

The demised area comprises a Net Internal Area of approx. 2,683 square feet.

Availability

The accommodation is available by way of an assignment of an effective Full Repairing and Insuring lease expiring June 2020. A sublease may also be available.

For parties looking for a longer lease, the landlord may entertain the granting of a new lease – terms upon application.

Rent

Rent passing is £126,912 per annum (£47.30psf) exclusive of rates, service charges and VAT

Business Rates

Rateable Payable to March 2020 are £60,784 or £22.66psf

Service charges

£18,085 or £6.74psf to June 2019

Viewing through Sole Agents

Edward Carter, Pippa Vincent or Julie Rees of GN2 on 0207 183 7676

