

## Bond Street House

### 14 Clifford Street, W1

Small office suites to let



- Newly refurbished double height reception
- Excellent location
- Commissionaire
- Natural light
- Air conditioning
- Suspended ceiling

### Location

Bond Street House is an attractive period building prominently located on one of the most prestigious streets in the heart of Mayfair, New Bond Street.

The property also benefits from the amenities the area has to offer including retail, restaurants, hotels, galleries and bars.

### Transport Links

The building is located in close proximity to Piccadilly Circus, Green Park and Oxford Circus, all within a 5 minute walk, providing access to the Piccadilly, Victoria, Bakerloo and Jubilee lines.

### Building

The part 1<sup>st</sup> and 2<sup>nd</sup> floors offers open plan self-contained office accommodation.

Floor	Area	
Part 1 <sup>st</sup> floor	361 sq ft	Available
Part 2 <sup>nd</sup> floor	350 sq ft	Available

### Terms

**Each unit available for c.£27,000 per annum incl.**

A new lease is available directly from the Landlord for a term to be agreed.

**Rent** £20,000 per annum

**Rates** Part 1<sup>st</sup> £7.89 per sq ft 2017/18 estimate

Part 2<sup>nd</sup> £8.29 per sq ft 2017/18 estimate

**Service Charge** £11.89 per sq ft

**EPC Rating** D

### Viewings

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