

**21 Dering Street,  
London, W1**



## Retail Unit To Let Adjacent to Hanover Square Crossrail Station

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### Location

The premises are located on the eastern side of Dering Street which links New Bond Street, Oxford Street and Hanover Square. The premises will be adjacent to the new Crossrail Station at Hanover Square. Oxford Circus (Central, Victoria and Bakerloo lines) and Bond Street (Central and Jubilee Lines) are in close proximity.

Nearby Occupiers include Bond's Bar, The Loop, Anne Fontaine, Johnstons of Elgin and Z Zenga. The property is also adjacent to GPE's Hanover development which will provide 165,500 sq ft of office accommodation and 42,100 sq ft of retail and restaurant accommodation.

### Accommodation

The property is arranged over ground floor only.

### Rent

Upon application.

### Tenure

The premises are available immediately for a term to be agreed.

There will be a Landlord only option to determine the lease on 31st July 2024.

### Business Rates

We have been informed by the local authority that the premises are assessed as follows:

Rateable Value	£67,500
UBR 19/20	£0.504
Rates Payable 19/20	£34,020

Interested parties are advised to make enquiries with the local authority.

### Legal Costs

Each party to be responsible for their legal and professional costs incurred in this transaction.

### EPC

An EPC for this property is available upon request.



### Accommodation (NIA)

Description	sq ft	sq m
Ground	1,045	97
<b>Total</b>	<b>1,045</b>	<b>97</b>

### Viewing and Further Information

Strictly by appointment only with sole joint agents.

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Or our joint agents:

#### Richard Spencer and Will Gyngell – HNG

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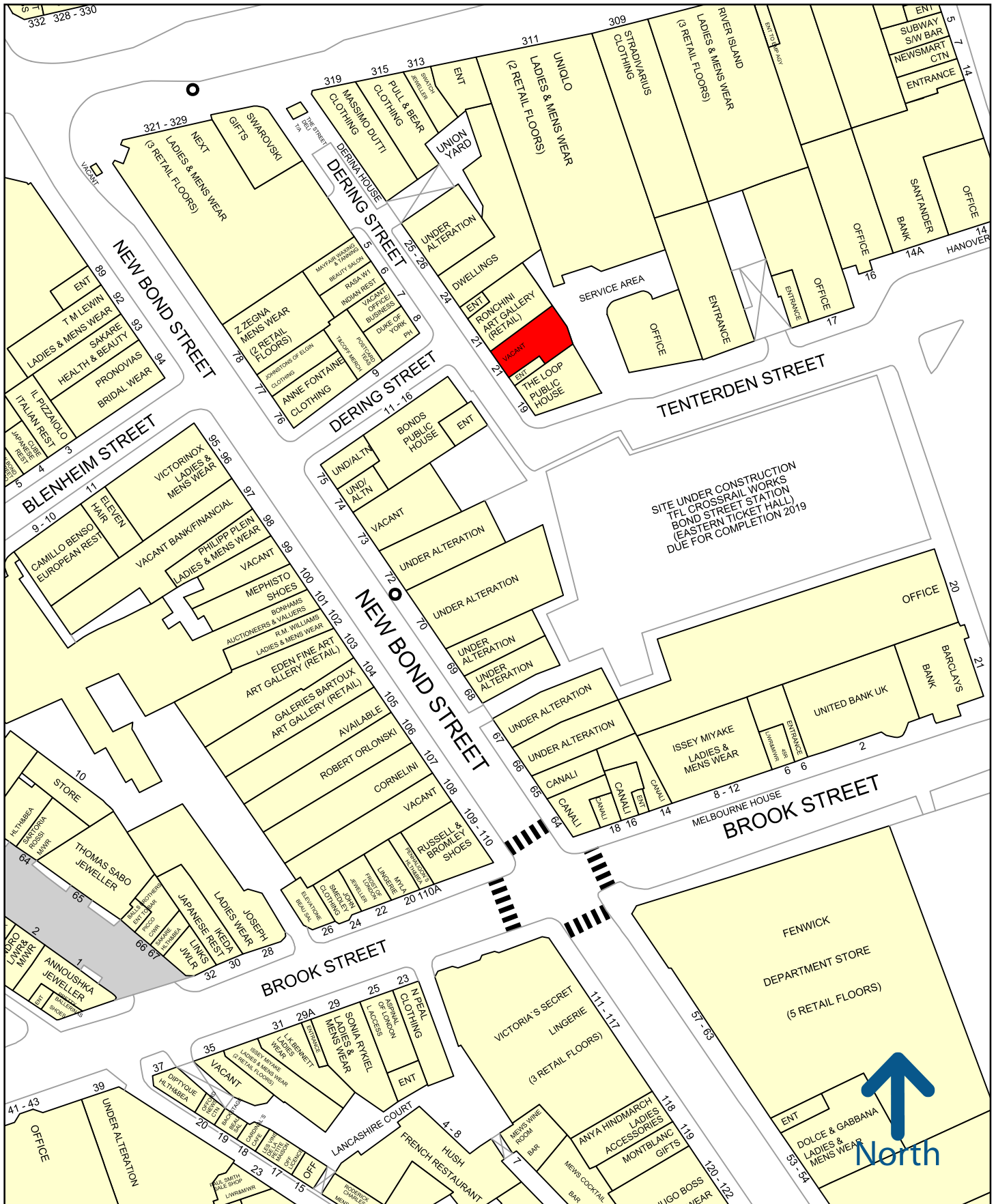
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50 metres

Experian Goad Plan Created: 24/09/2019

Created By: Levy



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