

*****New Instruction*****



**BOLSOVER HOUSE
5-6 CLIPSTONE STREET
LONDON, W1**



- Fantastic natural light

- Corner building

- Air-Conditioned

- Wood floors

- Fitted meeting room

- Private kitchen & WC's

- Large ground floor reception

- Passenger lift

- Fibre connection



**5th Floor - 1,469 sq ft (136.5 sq m)
To Let on a New Lease**

LOCATION: The property is located on the south side of Clipstone Street, at the intersection with Bolsover Street in the heart of NOHO.

Transport links are excellent; the property is a short walk from Oxford Circus (Central, Victoria and Bakerloo lines), Regent's Park (Bakerloo line), Great Portland Street (Metropolitan, Hammersmith & City and Circle lines), Goodge Street (Northern line) and Warren Street (Northern and Victoria lines) Underground Stations. In addition, numerous bus routes operate in the immediate vicinity.

ACCOMMODATION: The available accommodation comprises the entire 5th floor of this refurbished art deco building. The floor is accessed by an automatic passenger lift or by a bright stair well. The space benefits from fantastic natural light, timber flooring, LED (and strip) lighting, air-conditioning (not tested), kitchenette, fitted private meeting room and private WCs.

5th Floor: 1,469 sq ft 136.5 sq m

RENT £62.50 psf

BUSINESS RATES: We understand the rates payable for 2020 / 2021 are approximately £19 per sq ft.

SERVICE CHARGE: £8.00 per sq ft

LEASE: A new lease direct from the landlord for a term by arrangement.

LEGAL COSTS: Each side to bear their own legal costs

VIEWINGS: **SUMMIT PROPERTY ADVISORS**

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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment

Fifth Floor Plan

