

3-5 Rathbone Place

Noho, London, W1T 1HJ



OFFICE TO LET | 1,700 sq ft



Location

Number 3-5 is situated on the east side of Rathbone Place close to its junction with Oxford Street and to the south of Charlotte Street. By virtue of its location the property benefits from all the amenities that this vibrant and eclectic area has to offer; some of London's most famous fashion brands and retail companies line the adjacent Oxford Street. Transport links are good with Oxford Circus (Central and Victoria) Tottenham Court Road (Central and Northern/Crossrail) and Goodge Street (Northern) tube stations within close proximity.

Floor Areas

Floor	sq ft	sq m
4th Floor	1,700	158
TOTAL (approx.)	1,700	158

*Measurement in terms of NIA

Description

The 4th floor has recently been redecorated and fitted out to a high standard. It is presently used in a contemporary style by leading architects. The office provides very presentable, bright, predominantly open plan work space with a substantial, private roof terrace, that has space for tables and chairs. Previous occupiers have also included a high quality PR Company.

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

Jamie Quinn, Trainee Surveyor

📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

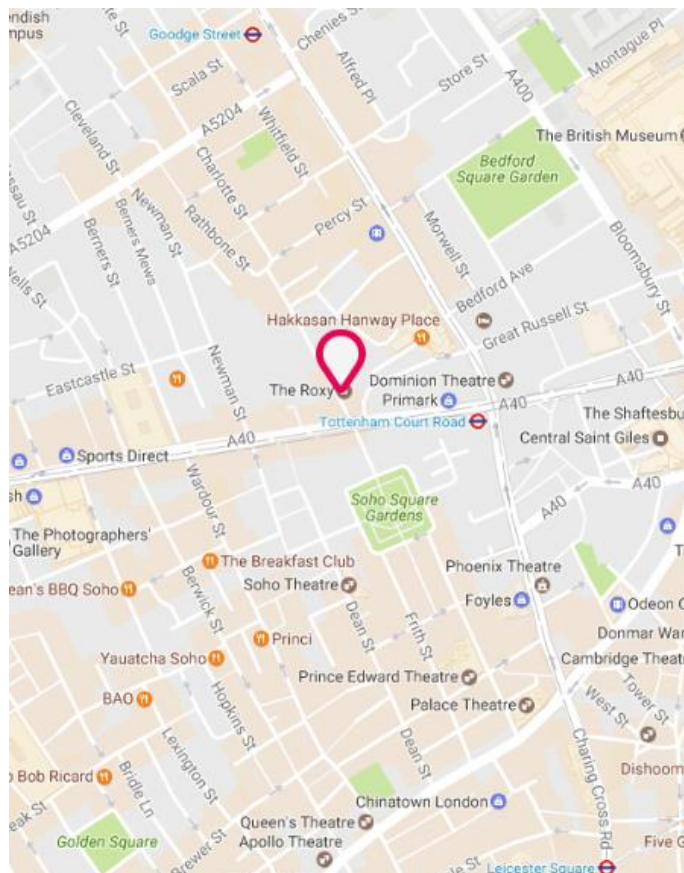
Subject to Contract June 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

3-5 Rathbone Place Noho, London, W1T 1HJ



OFFICE TO LET | 1,700 sq ft



Terms

Tenure:	Leasehold
Lease:	A new effective FRI sub-lease until 30th April 2020. There are mutual options to determine the lease on the 7th February 2019 and 2020.
Rent:	£67.50 psf pax
Rates:	Approximately £29.00 psf pa 2017/18
Service Charge:	Approximately £ 5.70 psf pax

Amenities

- Private roof terrace
- Comfort cooling
- Modern passenger lift
- Very new kitchen
- Perimeter trunking
- Demised Private WC's
- Furniture potentially available (separate arrangement)
- Well-kept common parts and large entrance
- Potentially "Plug and play"
- 10 person meeting room

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

Jamie Quinn, Trainee Surveyor

📞 020 7025 8945
✉️ jquinn@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract June 2017