

## 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
<b>TOTAL (approx.)</b>	<b>1,700</b>	<b>158</b>

\*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

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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](http://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.

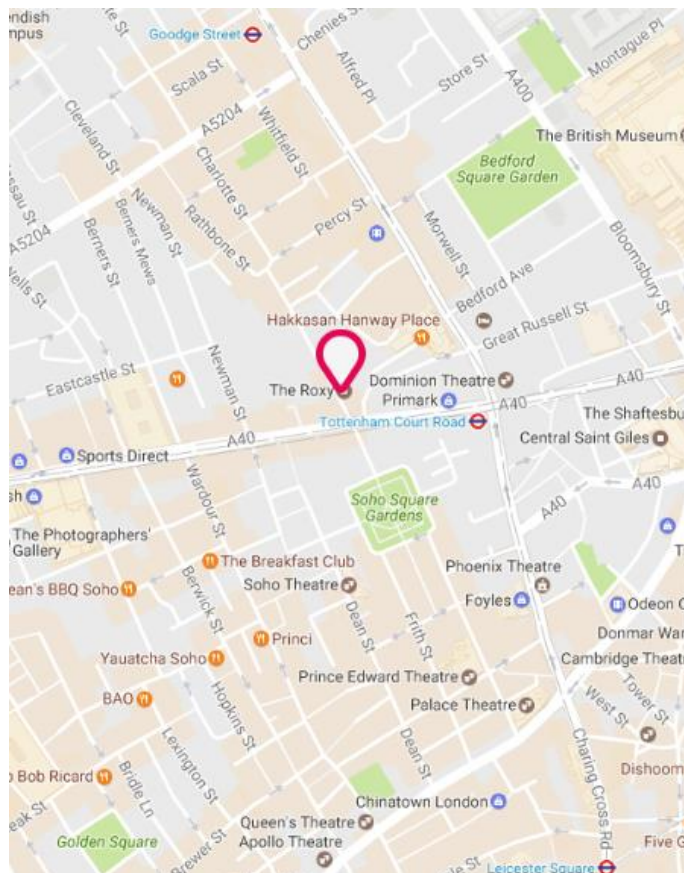
Subject to Contract June 2017

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## 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

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