



GRADE "A" OFFICE FLOOR

LEASE FOR ASSIGNMENT AT £60 P SQ FT

25 MADDOX STREET LONDON W1

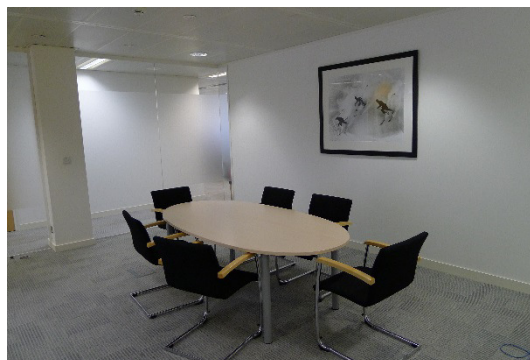
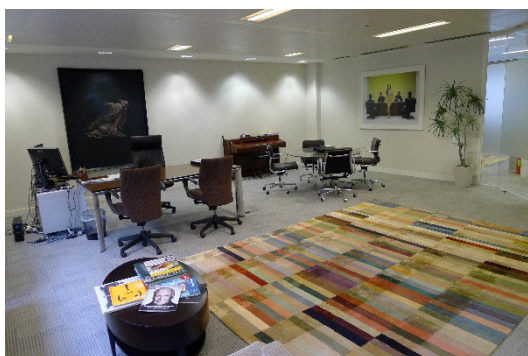
4,633 SQ FT

SITUATION

The property is situated close to the junction with St George Street. Oxford Circus and Green Park underground Stations are close by together with the superb dining and hotel facilities to be found in Mayfair.

DESCRIPTION

The property was built in 2007 to a Grade "A" specification. We are now offering the entire 2nd floor which has been fitted out to provide two meeting rooms and four offices together with open plan areas and fully equipped kitchen and benefits from natural light to all areas.



AMENITIES

- * AIR CONDITIONING
- * TWO AUTOMATIC PASSENGER LIFTS
- * KITCHEN
- * COMMISSIONAIRE
- * CAT II LIGHTING
- * CAPPED OFF SERVICES
- * FULLY ACCESSIBLE RAISED FLOOR
- * CARPETED

LEASE

For a term expiring 19th April 2017. A longer lease maybe available by arrangement with the landlord.

RENT

£277,800 per annum exclusive (£60 p sq ft).

RATES

R.V. £197,035.

SERVICE CHARGE

£9.37 p sq ft.

POSSESSION

Upon completion of legal formalities.

VIEWING

By appointment through sole agent:

Simon Korn
07768 614288
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