

Fully furnished Office Suite

TO LET
(APPROX. 1,275 SQ FT)

17/19 Maddox Street, London
W1



LOCATION

The property is located in a prominent position on the south side of Maddox Street near to its junction of Pollen Street. The area benefits enormously from excellent shopping facilities, restaurants, bars and hotels. Oxford Circus (Central, Victoria and Bakerloo lines) and Bond Street (Elizabeth, Central and Jubilee lines) underground stations, along with numerous bus routes, are within a few minutes walk.

DESCRIPTION

A Self-contained floor comprising reception, waiting area, demised WC's, separate kitchen, 10-12 person board room & 4 large private offices.

ACCOMMODATION

- Approx 1,275 sq ft (118.45 sq M)
- Central Heating
- AC
- 8 person Passenger Lift
- Sep Kitchen & demised WCs
- Perimeter cabling
- Video Entryphone
- 24/7 access
- Fibre
- Excellent natural light with dual aspects
- Central Location close to Elizabeth Line

PASSING RENT

£75,120 per annum exclusive.

TERM

The premises are available on an assignment for a term expiring June 2025.

RATES

Rateable Value: £67,500

Interested parties should make their own enquiries.

SERVICE CHARGE

Circa £11.30 psf pa

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWINGS

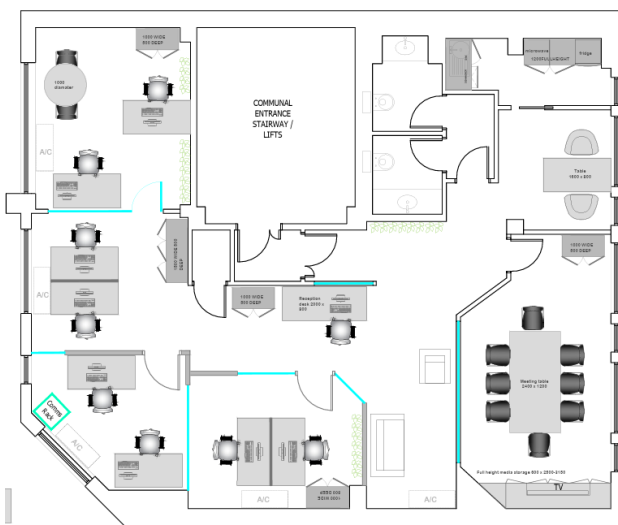
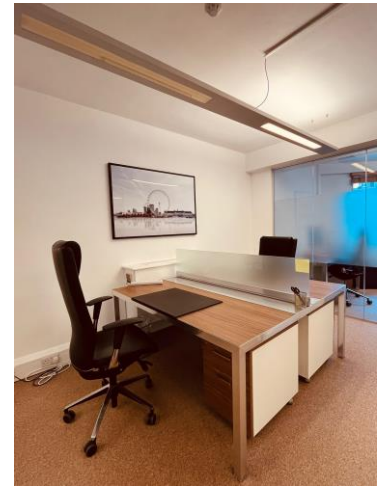
Strictly by appointment only through sole agents Ian Scott International.

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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