

NEWLY REFURBISHED OFFICES 14 RATHBONE PLACE, LONDON W1T 1HT 515 SQ FT-1,550 SQ FT



LOCATION

The property is situated on the east side of Rathbone Place, close to its junction with Gresse Street. Public transport facilities are excellent with Tottenham Court Road and Goodge Street underground stations close by. Transport connections will be further enhanced by the opening of the Elizabeth line scheduled for end of 2018 and completion of public realm improvements in the immediate area.

DESCRIPTION

The available offices are arranged on the first to third floors of the building each floor having an area of approximately 520 sq ft, providing a total net floor area of approximately 1,550 sq ft. The offices have been refurbished to a high standard to include renewal of services.

AMENITIES

- Self-contained upper parts
- VRF comfort cooling and heating
- Oak flooring
- Perimeter trunking
- New double glazed sash windows
- Intelligent LED office lighting
- Entry phone system
- Roof terrace (first floor)
- BT lines installed



FLOOR AREAS

Third Floor	515 sq ft
Second Floor	515 sq ft
First Floor	<u>520 sq ft</u>
Total	1,550 sq ft

LEASE

A new lease is offered by the Landlord for a term to be agreed.

OUTGOINGS

Rent: £59.50 per sq ft plus VAT

Rates: £18.50 per sq ft (2018/2019)

Service Charge: £5.00 per sq ft (estimated)



VIEWINGS

By appointment with:

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