

FOURTH FLOOR, NEWLANDS HOUSE 40 BERNERS STREET, LONDON W1 3,920 SQ FT MODERN OFFICE FLOOR TO LET



LOCATION

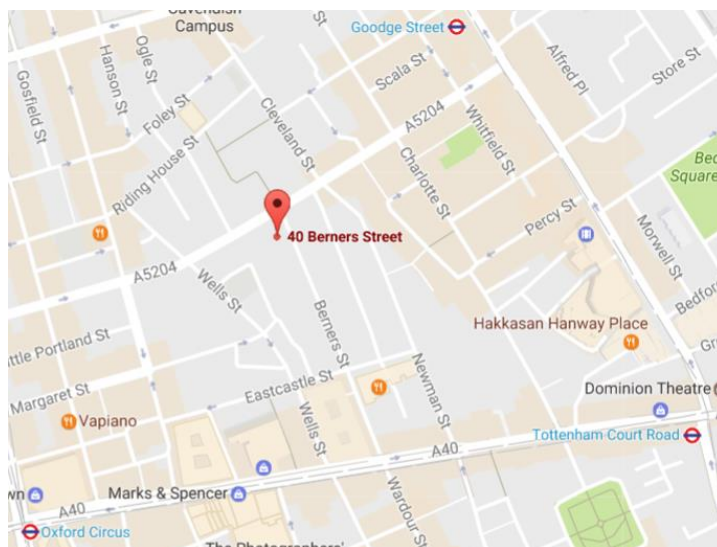
Newlands House is situated on the west side of Berners Street at its junction with Mortimer Street. Transport facilities are excellent with Oxford Circus, Tottenham Court Road and Goodge Street underground stations being close by. The area is well served with shops, restaurants and hotels.

DESCRIPTION

The fourth floor comprising 3,920 sq ft has been refurbished to provide open plan offices with comfort cooling, underfloor trunking, new carpets and private WCs.

AMENITIES

- Entrance hall to be refurbished by Landlord
- Comfort cooling
- Underfloor trunking
- Private WC's
- 8 person passenger lift
- Commissionaire
- Excellent natural light





LEASE

A new lease by arrangement. The lease to be outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT AND OUTGOINGS

Rent: £250,000 per annum
 Rates Est: £21.50 per sq ft
 Service Charge Est: £6.50 per sq ft

VIEWINGS

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