

## 39-42 New Bond Street London W1

- Fully Fitted
- Office/Showroom
- 3,898 sq ft.

### Office to Let

#### Location

The property is located on the Eastern side of New Bond Street situated close to the junction of Maddox Street and Grosvenor Street.

The building benefits from excellent transport links being close to both Bond Street (Central and Jubilee lines) and Oxford Circus (Central, Bakerloo and Victoria lines) Underground Stations. Numerous bus routes also serve the area.

#### Description

The property comprises a fully fitted 1<sup>st</sup> floor office/showroom fitted out to the highest specification. Amenities include;

- Hard wood flooring
- LED lighting
- Fitted kitchen
- Air conditioning
- Demised w.c's
- Passenger lifts
- Flagship building

#### Rent

The passing rent is £77.00 per sq ft.

#### Service Charge

£8.00 per sq ft approx

#### Accommodation

The accommodation comprises part of the 1<sup>st</sup> floor of the building which has been fitted out to provide a reception/waiting area, office/showroom space in four open plan areas as well storage rooms and additional storage areas. The offices benefit from a fully fitted kitchen and demised w.c's.

#### Tenure

The floor is available by way of a new full repairing and insuring lease for a flexible term to be arranged.

#### EPC

The building achieved and EPC rating of F

#### Business Rates

We are advised that rates are approximately £31.30 per sq ft payable for 2020/21

Interested parties should make their own enquiries with Westminster City Council (020 8315 2050).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

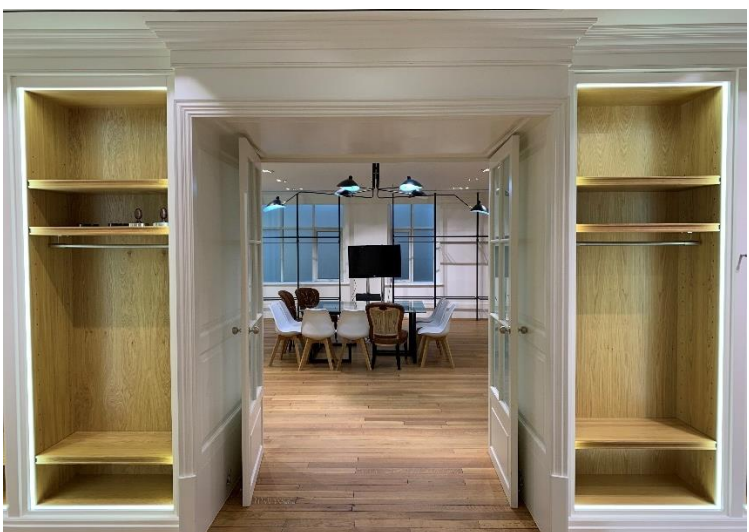
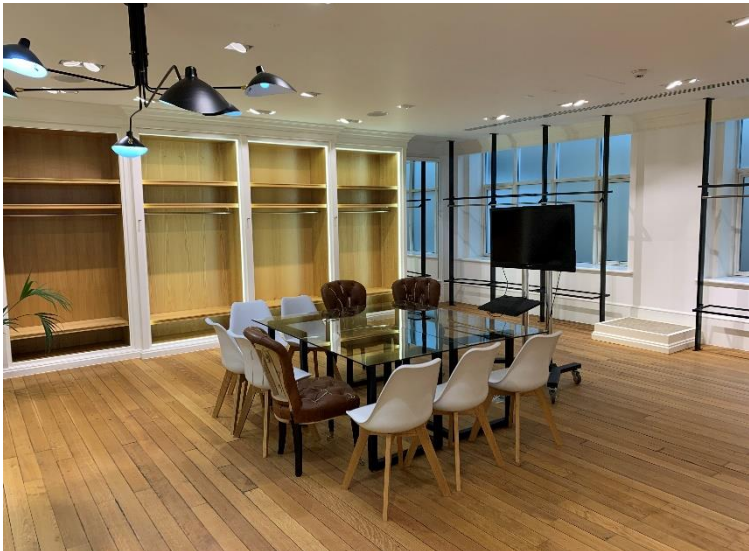
#### Subject to contract

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**135-137  
New Bond Street  
London**

**Harper Dennis Hobbs**