

**28 MORTIMER STREET LONDON
W1W 7RD**

FIRST FLOOR 504 sq ft (46.82 sq m)

**GREAT LOCATION
REFURBISHED NOHO OFFICES**



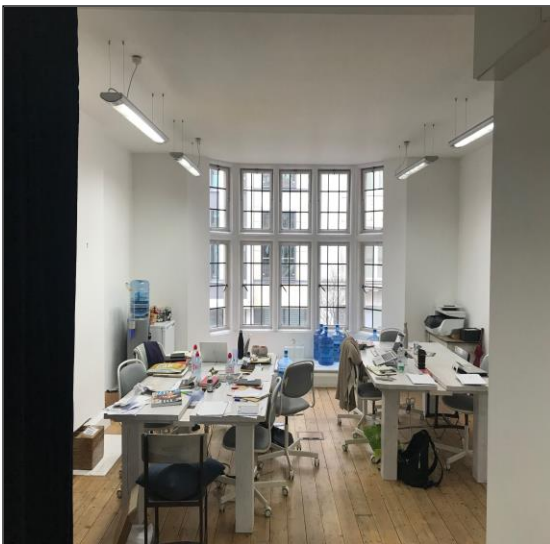
LOCATION

Situated on the north side of Mortimer Street close to the busy junction with Wells Street. The premises are therefore in the heart of Noho, well located for Oxford Circus, Tottenham Court Road and Goodge Street underground stations and close to the Fitzroy Square development.

DESCRIPTION

Comprising the first floor of 504 sq ft which provides open plan refurbished office accommodation.

- Refurbished common parts
- Air conditioning
- Redecorated plaster walls
- Original timber floors
- Plaster board ceiling with new suspended LED lighting
- Capped off services for kitchenette
- Video entryphone
- Passenger Lift



LEASE

New full repairing and insuring leases for a term of 5 years or shorter by arrangement, to be granted outside the protection of the Security of Tenure Provisions of the Landlord & Tenant Act 1954, as amended.

RENT

£31,500 per annum exclusive of VAT, if applicable (£62.50 per sq ft).

SERVICE CHARGE

To be confirmed.

RATES

The rateable value for the floors is RV £21,000. The rates payable for the current Year 2019/2020 are we understand £10,311 being approximately £20.45 per sq ft payable. Prospective tenants should verify the rates payable themselves with the local authority of Westminster.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is D. Copies of the certificates and reports available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

For further information and to view please contact the sole agents:

Dowd & Company Chartered Surveyors.



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The above information is believed to be correct and is given in good faith but is intended as guidance only and its accuracy is not guaranteed. It does not form any part of an offer or contract. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars.