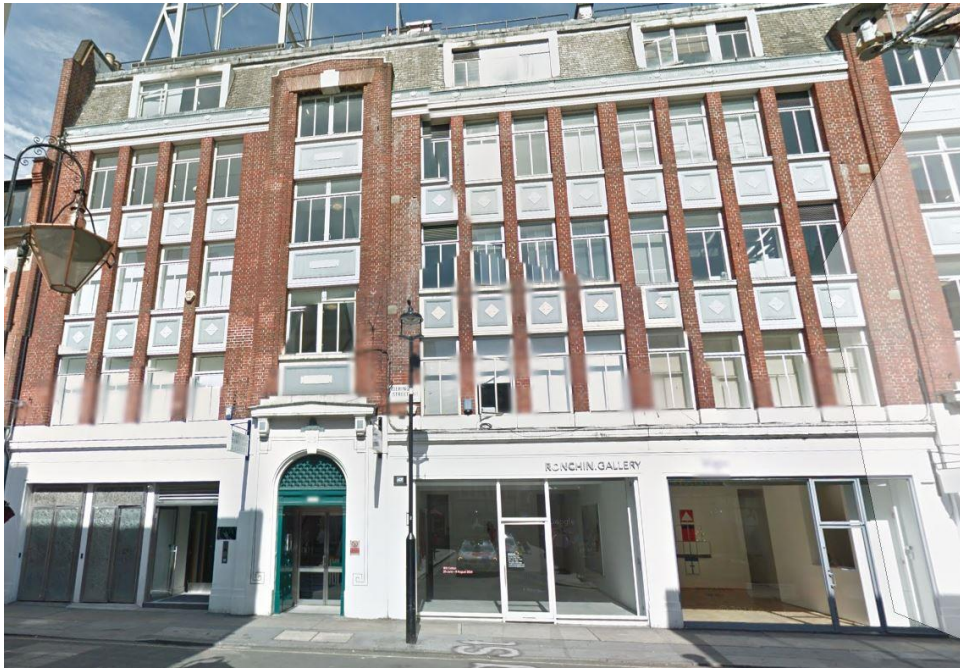


Art Gallery Premises to Let off New Bond Street



Part First Floor, 23 Dering Street, London W1

1,650 Square Feet

- First floor premises with Gallery or B1 Office use
- Passing rent £87,285 per annum exclusive, equivalent to just £52.90 per square foot
- Lease to 8th February 2019, Outside the Act
- Rates payable circa £14.00 per square foot
- Fully fitted with ERCO lighting tracks, sliding picture storage racks
- Kitchenette
- 24 hour access
- Lift
- Custom temperature control system
- WCs in common parts

Location

The building is situated on the east side of Dering Street within sight of New Bond Street. Dering Street connects Oxford Street with New Bond Street and Tenterden Street. Transport access is excellent with Bond Street and Oxford Circus underground stations both being within a few minutes' walk covering the Central, Jubilee, Bakerloo and Victoria lines. Numerous bus routes operate along Oxford Street.

The area abounds with top class retail and gallery premises.

Premises

The available space comprises the part first floor (north) and is arranged as an open plan gallery area with west facing windows looking towards New Bond Street, a library section, kitchenette and wc, private viewing room and a custom-fitted picture storage system..

Lease term

The suite is held on an effective FR&I lease which expires in February 2018 at a passing rent of £87,285, equating to just £52.90 per square foot. The lease is outside Sections 24-28 of the Landlord and Tenant Act 1954.

Premium

Offers are invited in excess of £125,000 plus VAT for the benefit of the lease, fixtures and fittings.

Viewing

Strictly by appointment with GN2

Contact

Mike MacKeith or Nigel Vaughan on 0207 183 7676