

## Media Style Space in the Heart of London's West End

103-113 Regent Street, W1

4,882 sq ft (453.5 sq m) – 5<sup>th</sup> floor

- Fully refurbished
- Wooden floor
- Exposed services
- Plastered ceiling with suspended lighting
- VRF air conditioning
- Perimeter trunking
- 2x passenger lifts
- 24hr access
- EPC rating D

## Location

The building is situated at the junction of Regent Street and Vigo Street. Amenities are in abundance with Mayfair and Soho just minutes away.

Communications are excellent with Piccadilly Circus (Piccadilly and Bakerloo lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations within close proximity, not to mention the numerous bus routes on Regent Street and Piccadilly.

## Accommodation

The 5<sup>th</sup> floor has been comprehensively refurbished to provide bright open plan media style office space. The floor benefits from new air conditioning, exposed services and a wooden floor throughout.

The floor has an approximate Net Internal Area of 4,882 sq ft (453.5 sq m).

## Lease

A new flexible sub lease is available for a term by arrangement.

## Rent

The quoting rent exclusive of all other outgoings is £270,000 per annum.

## Rates

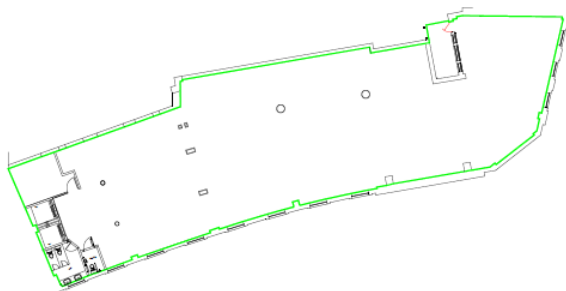
We are advised that the rates payable are £23.66psf. All interested parties should make their own enquiries.

## Service charges

The current years' service charge is running at £10.17psf.

## Viewing through

Nigel Wallnofer or Edward Carter at GN2 on 0207 183 7676 or Mark Radford or Miranda Hickman at JLL on 0207 493 6040.



Not to Scale – for indicative purposes only

