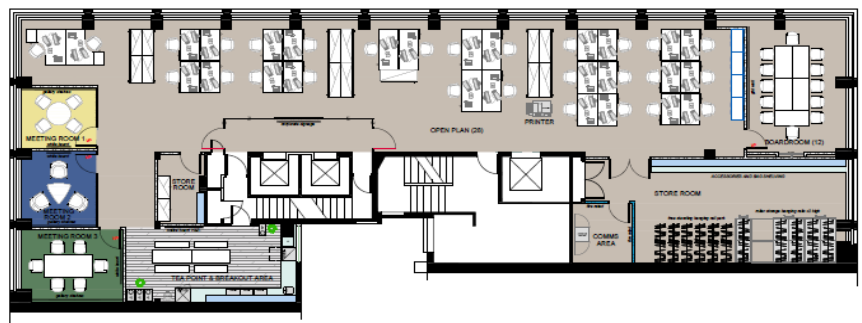


3,355 sq ft Plug & Play Offices



4th Floor, 3-8 Carburton Street W1

- To let by Assignment of our clients' lease
- Fully fitted with cabling
- Excellent natural light on 3 elevations
- Manned reception and lift lobby area
- 2 x passenger lifts
- 1 x goods lift
- Commissionaire
- Air conditioning
- Suspended ceiling
- Perimeter trunking
- Kitchenette
- 24hr access
- EPC rating – C (62)



Location

The property is located on the south side of Carburton Street between the junctions of Bolsover Street and Great Titchfield Street. The building is located within a few minutes' walk of Great Portland Street, Warren Street and Regents Park underground stations and benefits from numerous bus routes along Great Portland Street, Euston Road and Marylebone Road.

Description

The floor is fitted out to a high standard and offers an occupier a contemporary, open plan working environment with a fitted kitchen, boardroom and meeting room.

Net Internal Floor area

4th Floor – 3,355 sq ft (312 sq m)

Terms

The floor is available by way of assignment of the existing lease which is granted outside the Landlord & Tenant Act 1954 Part II (as amended), for a term to expire in May 2019.

The lease has the benefit of a tenant only option to determine in December 2016 on 6 months' written notice. Two months' rent free is available immediately after the break.

Rent

The current passing rent is £109,038 per annum (**£32.50 per sq ft**), exclusive.

Rates

We are informed by Westminster City Council that the rates payable for 2015/16 are approximately £15.80 per sq ft. All interested parties are advised to make their own enquiries.

Service Charge

The lease benefits from a service charge cap of £12.50 per sq ft plus RPI.

Premium

Offers sought for our client's valuable leasehold interest.

User

B1(c)

Possession

By arrangement

Viewing

Through Julie Rees (020 7183 4769) or Pippa Vincent (020 7183 6509)

