

# 14 OLD BOND STREET MAYFAIR, W1



**THIRD FLOOR OFFICES TO LET - 1,910 SQ FT**

**Tel: 020 7495 2728**

|                    |                                                                                                                                                                                                                                                                                         |                                                                                                                                                              |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>    | The property is located on the east side of Old Bond Street between the junctions with Piccadilly and Burlington Gardens within easy reach of Green Park and Piccadilly Circus stations (Piccadilly, Jubilee and Bakerloo lines) in the heart of this vibrant and prestigious location. |                                                                                                                                                              |
| <b>Description</b> | The available floor provides high quality, flexible offices with skylights that have been stripped out to provide open plan category A offices totalling <b>1,910 sq ft (177.44 sq m)</b> .                                                                                             |                                                                                                                                                              |
| <b>Amenities</b>   | <ul style="list-style-type: none"> <li>* Air conditioning</li> <li>* Passenger lift</li> <li>* Private toilets</li> <li>* Double glazing</li> </ul>                                                                                                                                     | <ul style="list-style-type: none"> <li>* Raised floor</li> <li>* Suspended lighting</li> <li>* Communal shower</li> <li>* Excellent natural light</li> </ul> |
| <b>Lease</b>       | A new lease is available for a term by arrangement incorporating five yearly upward only rent reviews and excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended) at an initial rent of £170,945 per annum exclusive (£89.50 per sq ft).                    |                                                                                                                                                              |
| <b>Rates</b>       | Rates payable for the current year equate to approximately £74,300 per annum (£38.90 per sq ft). Interested parties are advised to make their own enquiries.                                                                                                                            |                                                                                                                                                              |
| <b>S/Charge:</b>   | Estimated £26,000 per annum (£13.60 per sq ft) for the current year. Insurance is estimated at £4,600 per annum (£2.40 per sq ft). Further details upon application.                                                                                                                    |                                                                                                                                                              |
| <b>Legal Costs</b> | Each party is to bear their own legal costs involved in the transaction.                                                                                                                                                                                                                |                                                                                                                                                              |
| <b>Viewing</b>     | By appointment through the joint agents:                                                                                                                                                                                                                                                |                                                                                                                                                              |

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