

CFK

020 7484 9269

www.cfklp.co.uk

**17-19 MADDOX STREET
MAYFAIR
LONDON W1**

**AIR CONDITIONED OFFICE SPACE
ENTIRE 5TH FLOOR OF 1252 FT²**

TO LET



17-19 MADDOX STREET • MAYFAIR • LONDON W1

LOCATION

The building is situated on the south side of Maddox St, opposite its junction with Pollen St. This prime location benefits from Mayfair's excellent variety of clubs restaurants and leisure facilities. Hanover Square is nearby together with world renowned shopping on Regent St and Bond St.

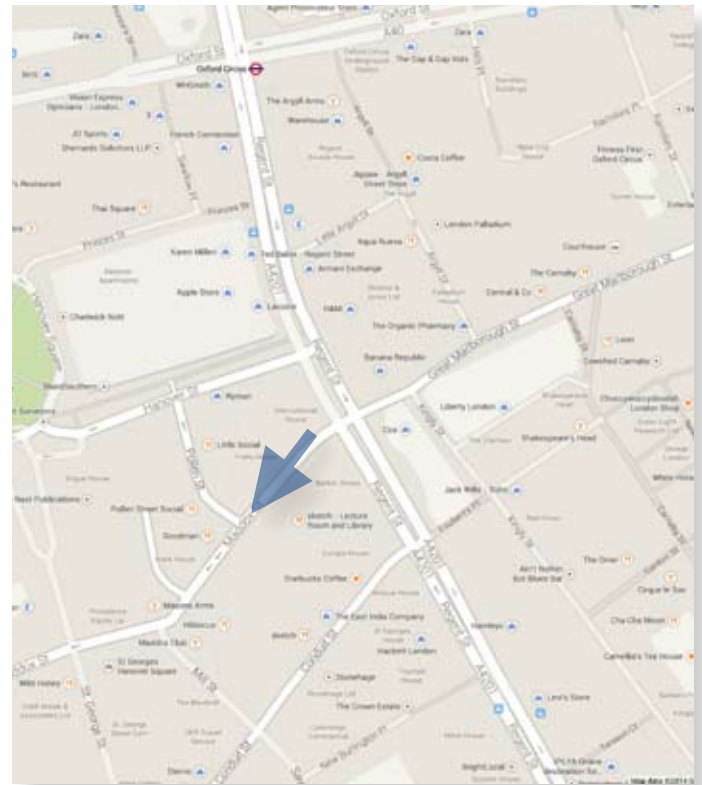
Communications are extremely good, with Oxford Circus, Bond St and Piccadilly Circus underground stations all within easy walking distance.

ACCOMMODATION

The entire 5th floor of 1252 ft² has been fitted out to provide flexible open plan office space together with a boardroom, executive office and kitchenette.

AMENITIES

- Air conditioning
- Attractive tenant fit out
- Great natural light
- Good size passenger lift
- Spacious ground floor reception
- Video entryphone





TERMS

An assignment of our clients lease for a term to expire 15th July 2017 at a passing rent of £74,494 per annum exclusive of all outgoings and VAT (only £59.50 per ft²). The lease is outside The 1954 Landlord & Tenant Act (Part II). Premium offers in the order of £25,000 are invited for the benefit of our clients valuable leasehold interest.

Alternatively, our clients will consider granting a new underlease at an annual exclusive rent of £70.00 per ft².

OUTGOINGS

Business rates payable in the present Financial Year are estimated at £43.30 per ft². Service charge is presently running at £5.88 per ft² and Buildings Insurance at £0.43P per ft².

VIEWING

Strictly by appointment through sole agents

Ian Kitchener

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FOR FURTHER INFORMATION, VISIT OUR WEBSITE:

www.cfkllp.co.uk

Subject to Contract

MISREPRESENTATION ACT 1967

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