

NEW INSTRUCTION - PRELIMINARY PARTICULARS

**15 WHITCOMB STREET, LONDON
WC2**

**SELF CONTAINED “QUIRKY” OFFICE BUILDING
174.37 SQ. M (1,877 SQ. FT) APPROX.**

LOCATION:

The property is located on the western side of Whitcomb Street which runs north from Pall Mall East. Transport facilities are excellent with Piccadilly Circus (Piccadilly and Bakerloo lines) Leicester Square (Northern and Piccadilly lines) and Charing Cross (Main, Northern and Bakerloo lines) Stations within close proximity.

ACCOMMODATION:

This self-contained building is arranged over first, second and mezzanine floors and comprises the following net internal floor areas:-

Ground floor	Entrance hall	
First Floor	85.18 sq m	(917 sq ft)
Second Floor	69.67 sq m	(750 sq ft)
Mezzanine	9.50 sq m	(210 sq ft)

The first floor is divided into a number of separate offices and includes a kitchenette and WCs. The second floor benefits from an exceptionally high glazed ceiling. Amenities include:

- **“Quirky” unconventional design**
- **Comfort cooling**
- **Perimeter trunking**
- **Entryphone**
- **Kitchenette**
- **WCs**

- TERMS:** A new lease is available for a term by arrangement.
- QUOTING RENT:** £46,000 per annum exclusive of all other outgoings.
- SERVICE CHARGE:** Currently £1.89 per square foot per annum.
- BUSINESS RATES:** Interested parties are advised to make their own enquiries with Westminster City Council, however, we have been verbally advised that this currently stands at £10.99 per square foot.
- LEGAL COSTS:** Each party to bear their own legal costs incurred in the transaction.
- VIEWING:** Strictly by appointment through joint sole agents, **Cluttons** and **Godfrey Vaughan**.

Godfrey Vaughan
James Brown
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Cluttons
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Subject to Contract

The Crown Estate is supportive of the voluntary Code of Practice for Commercial Lease. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you should seek advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through Professional Institutions and Trade Associations or through the web site www.commercialleasecodeew.co.uk.

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