

1 TENTERDEN STREET HANOVER SQUARE LONDON W1

**2nd FLOOR FITTED-OUT OFFICES TO LET
2,277 SQ FT**



Location:

This modern office building is situated on the south side of Tenterden Street, between Hanover Square and New Bond Street.

Access to the London Underground network is provided by Bond Street (Jubilee and Central Lines) and Oxford Circus (Bakerloo, Victoria and Central Lines) stations, both within a few minutes' walk. Numerous bus routes pass by on Oxford Street, 100m north of the property.

Accommodation: The available office accommodation is situated on the 2nd floor, and has been partitioned to provide a large open plan area with floor to ceiling windows along the north and east elevations, a wooden-floored reception area, boardroom, meeting room, kitchen area and a store room.

The specification benefits from metal tiled ceiling with integral LG3 lighting, raised floors, carpeting and air conditioning .

The building benefits from a commissionaire, and the offices are approached via an attractive entrance hall and a 10 x person passenger lift.

NB A one-bedroom flat (770 sq ft GIA) with large living area, south-facing balcony, bathroom and kitchen is available on the fourth floor of this building- details and terms on request.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
2 nd	2,277	211.5

Amenities:	<ul style="list-style-type: none"> • Air Conditioning • Raised floors • 10 x person Passenger Lift • Quality fit out 	<ul style="list-style-type: none"> • LG3 lighting • Commissionaire • Kitchen facilities • Excellent natural light • Furniture Available if required
Terms:	A new lease for a term by arrangement, to be contracted outside sections 24-28 of the Landlord and Tenant Act 1954 part II (as amended), subject to a rolling landlord option to determine at any time from June 2010 on no less than 6 months' notice.	
Rent:	£59.50 per sq. ft	
Rates payable:	c £13.50 per sq. ft	
Service Charge:	£9.57 per sq. ft	
Viewing:	<p>Mike MacKeith 020 7487 1942 mike.mackeith@colliersgodfreyvaughan.co.uk</p>	<p>Willem Janssen 020 7659 4910 willem.janssen@colliersgodfreyvaughan.co.uk</p>

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