

## OFFICES TO LET

**27 GLOUCESTER PLACE, LONDON W1**  
**588/ 1,262/ 1,850 sq ft**



**Location:**

The building is located on the west side of Gloucester Place, north of the junction with George Street. The numerous shops, bars and restaurants around George Street, Baker Street and Oxford Street are within a short walk.

Baker Street (Jubilee, Metropolitan and Bakerloo lines), Marble Arch (Central line) and Bond Street (Central and Jubilee lines) underground stations. There are also numerous bus routes north up Gloucester Place and south down Baker Street.

**Accommodation:** The accommodation has been comprehensively refurbished to offer high quality, modern open plan offices within a characterful Georgian terrace. Floors are available on an individual or joint basis.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)	Quoting Rent (psf)
Ground	588	54.63	£32.50
Lower Ground	1,262	117.24	£27.50
<b>Total</b>	<b>1,850</b>	<b>171.87</b>	<b>£29.09</b>

**Amenities:**

- Category Ve cabling
- Comfort Cooling
- Retained period features
- WC facilities
- Kitchen
- Access to courtyard at LG

**Lease:** A new Full Repairing and Insuring Lease / leases for a term by arrangement direct from the Portman Estate.

**Rent:** Ranging between £27.50 - £32.50 per square foot per annum exclusive.

**Service Charge:** Capped at £9.00 psf per annum.

**Rates:** Rates are currently running at £11.56 psf per annum but these will increase in April.

**Viewing:** By appointment with the sole agents: -

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9 Marylebone Lane  
London  
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**NB Particulars and photographs may be viewed on our website:  
[www.colliersgodfreyvaughan.co.uk](http://www.colliersgodfreyvaughan.co.uk)**

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