

**34 SEYMOUR STREET
LONDON, W1
Comfort Cooled Office to Let
566 sq ft / 52.6 sq m**



Location:

The property is located on the north side of Seymour Street, close to both Manchester Square and Portman Square. There are numerous shops, bars and restaurants within walking distance on both Baker Street, Oxford Street and Marylebone High Street. The property is within close walking distance to Bond Street (Central and Jubilee lines), Marble Arch (Central line) and Baker Street (Jubilee, Bakerloo, Circle and Hammersmith and City lines) underground stations.

Accommodation:

The Ground floor at 34 Seymour Street provides approximately 566 sq ft of good quality redecorated office accommodation which elegantly combines period features with modern specification. The excellent natural light and comfort cooling provides an ideal working environment in an exclusive W1 location.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
Ground	566	52.6

Amenities:

- Newly decorated
- Comfort cooling
- Category 5e cabling
- Good natural light

Tenure:

A full repairing and insuring lease is available for a term by arrangement direct from The Portman Estate.

Rent:

£45.00 per square foot per annum exclusive.

Service Charge:

Currently running at £1.92 per square foot per annum.

Rates:

Estimated at £8.00 per square foot per annum.

Viewing:

Strictly by appointment with joint sole agents:

COLLIERS GODFREY VAUGHAN

DTZ

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