

LEASE ASSIGNMENT OF 1ST AND 2ND FLOORS
1,726 sq ft / 160.35 sq m

42 Welbeck Street, London W1



Location:

The building is situated on the west side of Welbeck Street, between Queen Anne Street and New Cavendish Street. Regent's Park, New Bond Street and Oxford Circus are all within walking distance, providing access to the Central, Victoria, Bakerloo, and Circle underground lines.

Accommodation: 42 Welbeck Street forms part of a terrace of Grade II Listed buildings. The first and second floors provide attractive self-contained offices benefiting from good natural light, comfort cooling, perimeter trunking, self contained WCs, shower and kitchenette.

Floor Areas:	Floor	Area (sq ft)	Area (sq m)
	1 st	1,100	102.19
	2 nd	626	58.16
	Total	1,726	160.35

Amenities:

- Comfort cooling
- Cat V cabling
- Central heating
- Shower
- Perimeter trunking
- WCs
- Period features
- Kitchenette

Rent: The passing rent equates to £60,000 per annum exclusive.

Terms: Assignment of our clients lease for a term expiring on 19th September 2010. The lease is outside the Landlord & Tenant Act 1954 Part II (as amended). A longer lease may be available from the landlords by arrangement.

Possession can be granted at the end of March 2008

Viewing: By appointment with the sole agents: -

Agents:

Julie Rees	William Habershon
020 7487 1789	020 7487 1707

Colliers Godfrey Vaughan
020 7659 4949

SUBJECT TO CONTRACT

NB Particulars and photographs may be viewed on our website:
www.colliersgodfreyvaughan.co.uk

Colliers CRE gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers CRE has any authority to make any representation or warranty whatever in relation to this property.