

## 4 Stratford Place London W1

**Entire Ground Floor  
Refurbished Air-Cooled Offices To Let  
2,187 sq ft (203.2 sq m)**



**Location:** The building is situated on the east side of Stratford Place, which is a quiet cul-de-sac situated just to the north of Oxford Street.

Stratford Place provides direct access to Bond Street Underground Station (Central and Jubilee Lines).

**Description:** The available accommodation is situated on the ground floor, and has a net floor area of 2,187 sq ft (203.2 sq m), the floor is split into three separate areas, a large front office with period features, a middle area which has separate access, and a large upper area at the rear of the building (again with separate access) with windows overlooking Marylebone Lane.

In addition, there is 633 square feet of storage space.

**Lease:** An assignment of a 10 year lease from 29/5/07 with a rent review and break clause at the end of the fifth year is available at the passing rent of £123,500 per annum.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
Ground	2,187	203.2

**Amenities:**

- Comfort Cooling
- Kitchen
- High ceilings
- Video entry phone
- Raised floor
- Boardroom

**Rent:** £123,500 per annum exclusive (£56.47 per square foot)

**Service Charge:** TBC

**Rates:** £12.46 psf

**Legal Costs:** Each party to be responsible for their own legal costs incurred in this transaction.

**Viewings:**

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