

**NEWLY AVAILABLE**

**PRELIMINARY ANNOUNCEMENT**



**Braham Good**  
SURVEYORS & COMMERCIAL  
PROPERTY CONSULTANTS  
**020 7935 1653**  
[www.brahamgood.co.uk](http://www.brahamgood.co.uk)  
**PROPERTY PARTICULARS**

# **43/45 DORSET STREET, W1**

(CLOSE TO JUNCTION WITH BAKER STREET)

**FITTED OUT OFFICE SUITE TO LET**

**ENTIRE 3<sup>TH</sup> FLOOR - 1,881 SQ FT APPROX**

**FEATURES**

- Comfort cooling
- Passenger lift
- Video Entryphone
- Attractive ground floor entrance
- Light on three sides
- Perimeter trunking
- Private WCs
- Fitted kitchen
- Car parking by separate arrangement

**LEASE**

New lease for a term by arrangement

**RENT**

£42.50 per sq ft per annum exclusive

**VIEWING**

For further information or an appointment to view please contact the sole letting agents:

**Andrew Rosen or Paul Gold**

Sept 2011

**IMPORTANT NOTICE**

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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