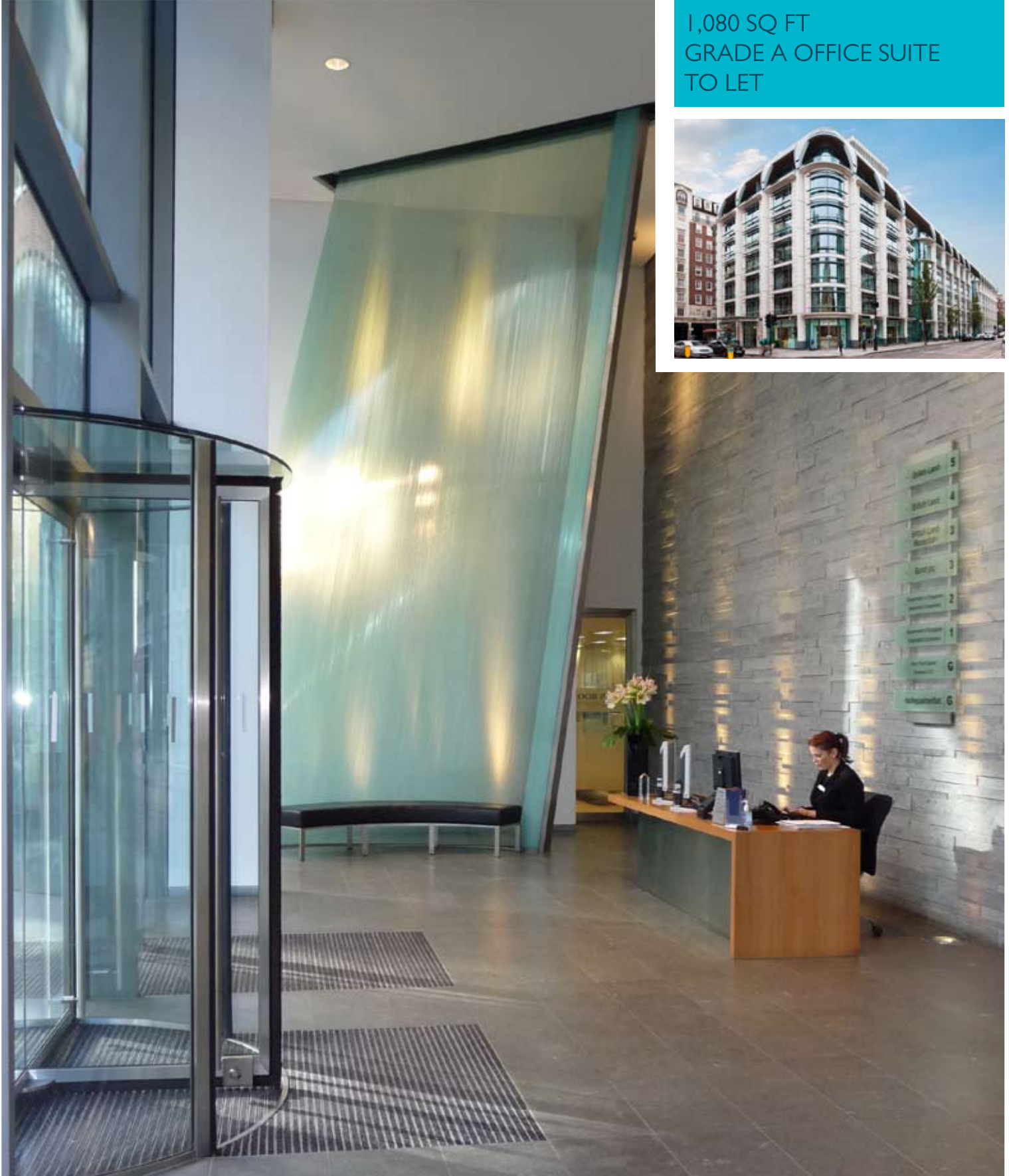


YORK HOUSE

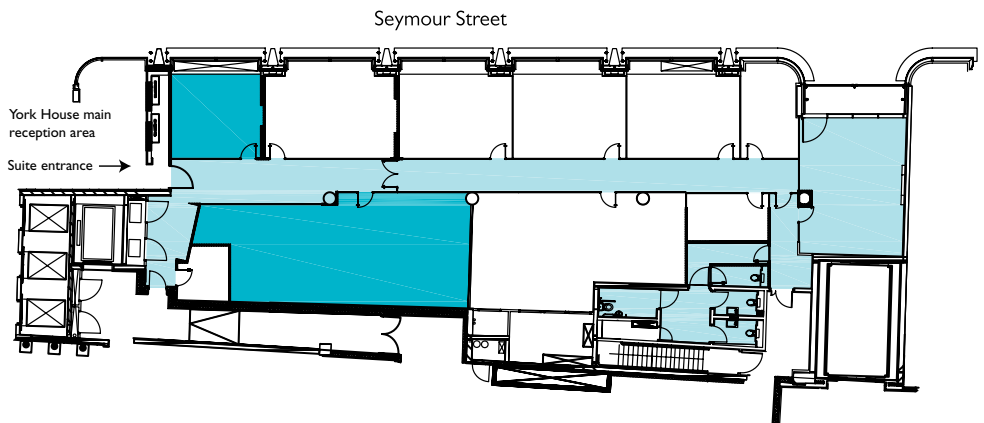
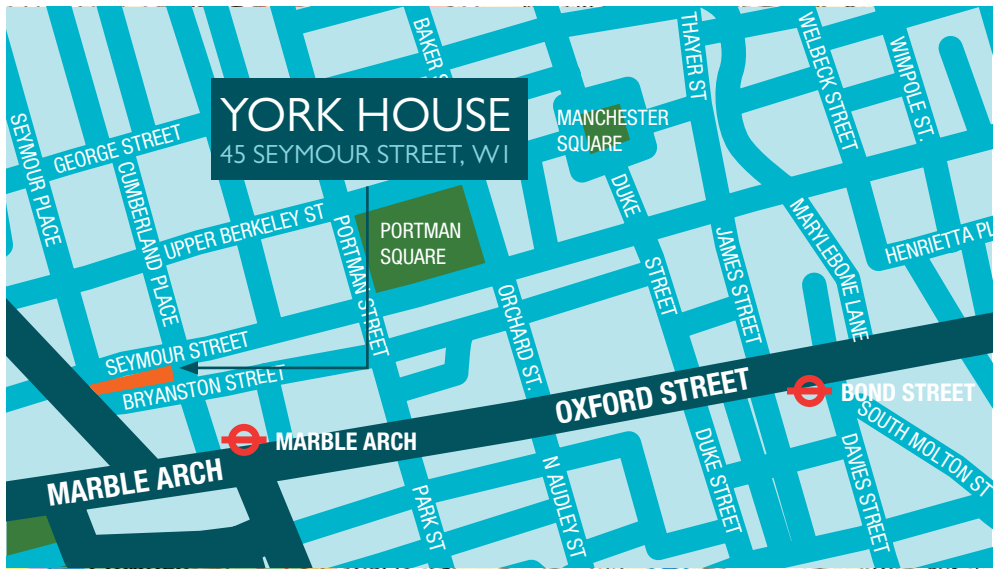
45 SEYMOUR STREET, WI

1,080 SQ FT
GRADE A OFFICE SUITE
TO LET



LOCATION

This outstanding headquarters building was developed in 2007 by British Land and lies just a few minutes away from Portman Square. Marble Arch and Bond Street Underground stations are close by together with an extensive range of restaurants, hotels, bars and shops.



ACCOMMODATION

Comprising an open plan ground floor suite together with a separate meeting room/office, the accommodation provides high quality office space in a prominent building where other occupiers include British Land plc, Bunzl plc and the Government of Singapore Investment Corporation. The approximate net internal floor area is **1,080 sq ft.**

TERMS

A new sublease is available for a term by arrangement. Rent and other outgoings upon application.

FEATURES

- Double Height Reception
- Concierge
- Air conditioning
- Raised floor
- 24 hour security
- Toilets
- Kitchen
- Excellent Natural Light
- Communal shower units
- Cycle parking by arrangement
- Furniture available by negotiation

MISREPRESENTATION ACT: Braham Good give notice that (i) the particulars are set out as a general outline for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Braham Good has any authority to make any representation or warranty whatever in relation to this property.

Design & produced by Zest Design & Marketing Ltd
020 7079 3090 (00539) October 2010.

VIEWING

By appointment through sole letting agent.
Paul Gold or Andrew Rosen.

