

**EDWARD CHARLES
& PARTNERS W1**

CHARTERED SURVEYORS

020 7009 2300

www.edwardcharles.co.uk

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

PROPERTY PARTICULARS

1 BELL STREET, LONDON, NW1

LOCATION

The building occupies a prominent position at the corner of Bell Street and Edgware Road and therefore lies just a few yards from Edgware Road Underground Station (Bakerloo, Circle, Hammersmith and City lines) and close to Marylebone Mainline Station.



DESCRIPTION



The **second floor** was refurbished approximately 2 years ago and is currently arranged to provide 5 glass partitioned offices, a large open plan area, fitted kitchen and private toilets having an approximate net internal floor area of **1,350 sq ft.**

FEATURES

- Automatic Lift
- Comfort cooling
- Plastered ceilings
- Kitchen
- Perimeter trunking
- Entryphone

TERMS

A new lease is available for a term to be agreed at a rent of **£33,750** per annum exclusive of outgoing and VAT.

SERVICE CHARGE

This will be capped for the first five years at £6.00 per sq ft subject to annual RPI increases

RATES

Approximately £9.25 psf but prospective occupiers are advised to make their own enquiries

VIEWING

Through joint sole letting agents

EDWARD CHARLES AND PARTNERS
TONY PARRACK/LAURENCE KEMP
020 7009 2300

BRAHAM GOOD
PAUL GOLD/ANDREW ROSEN
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IMPORTANT NOTICE

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