

**NEWLY AVAILABLE****SELF-CONTAINED MEDIA STYLE  
OFFICE BUILDING TO LET****8 BROADSTONE PLACE,  
LONDON W1**

**Location** Broadstone Place is located just off Baker Street between Blandford Street and Dorset Street, a short walk from Baker Street Underground

**Accommodation** A self-contained "warehouse style" office building planned as follows:-

First floor	1,440 sq ft
Ground floor	1,665 sq ft
Lower ground floor	<u>1,471 sq ft</u>

**Total** 4,576 sq ft approx

**Amenities**

- High profile – frontage of 75 ft
- Central heating
- Part air-cooling

**Terms****Either**

An assignment or sublease until 24<sup>th</sup> August 2010 at £137,500 per annum exclusive.

**OR**

A new lease direct from the freeholder for a term to be agreed at £120,000 per annum exclusive.

**Possession**

April/May 2009

**Viewing**

By appointment through sole agents:-  
Braham Good  
(Contact Andrew Rosen or Raymond Good)

January 2009

46 Blandford Street, London W1U 7HT

**T 020 7935 1653**

**F 020 7935 7272**

**www.brahamgood.co.uk**

Established 1971

Registered in England No. OC306578

In association with Alexander Reece Thomson

**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.