

GARDEN FLOOR OFFICE SUITE

TO LET

1,241 SQ FT

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653

www.brahamgood.co.uk

PROPERTY PARTICULARS

13 HARLEY STREET, LONDON, W1

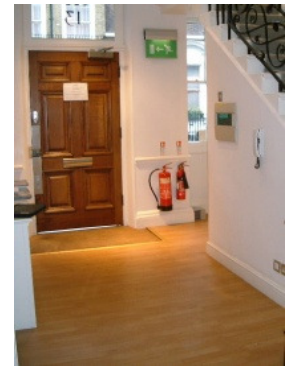
LOCATION



13 Harley Street is situated on the west side of Harley Street, a few yards from the junction with Cavendish Square. Bond Street (Jubilee and Central Lines) and Oxford Circus (Victoria, Bakerloo and Central Lines) underground stations are both within easy walking distance, as are a vast array of exclusive shops and restaurants.

ACCOMMODATION

Comprises a lower ground floor office suite which is approached through an attractive period style entrance and via a private staircase. The floor benefits from natural light throughout and is arranged as an open plan area together with 3 offices and has the benefit of private toilets, shower and a kitchen. The approximate net internal floor area is **1,241 sq ft**.



FEATURES

- Self Contained
- Attractive Reception
- Central Heating
- Entry Phone
- Shower
- Private Toilets
- Kitchen
- Excellent Natural Light Throughout
- Private Terrace

LEASE

A new lease for a term by arrangement

RENT

£29.50 per sq ft per annum exclusive of outgoings and VAT.

RATES

Approximately £8.98 per sq ft for the current rating year

SERVICE CHARGE

Approximately £8.84 per sq ft **INCLUSIVE OF ALL HEATING AND ELECTRICITY COSTS**

VIEWING

For further information or an appointment to view please contact sole agent.

Paul Gold
Braham Good
020 7935 1653

46 Blandford Street, London W1U 7HT

T 020 7935 1653

F 020 7935 7272

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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.