



HARRISON LEGGETT

On the Instructions of PRUPIM

1 HAREWOOD PLACE (HANOVER SQUARE) LONDON W1
OFFICE SUITE TO LET

FOURTH FLOOR 1,384 SQ FT



LOCATION

The premises are located on the west side of Harewood Place which links Hanover Square and Oxford Street. The property is within a minute's walk of Oxford Circus Underground Station (Central, Bakerloo and Victoria Lines) The area offers excellent shopping, dining and entertainment facilities.

DESCRIPTION

The accommodation provides a self contained suite of offices on the FOURTH FLOOR accessed by a modern 6 person passenger lift. The offices have excellent natural light with central heating, comfort cooling, kitchenette and self contained WC's. Redecoration and new carpeting will shortly be undertaken by the Landlord.

15 Berkeley Mews, London W1H 7AX

020 7487 5265

AMENITIES

- MODERN PASSENGER LIFT
- EXCELLENT NATURAL LIGHT
- CENTRAL HEATING AND COOLING
- KITCHENETTE
- NEWLY DECORATED AND CARPETED SUITE AND COMMON PARTS**

TERMS

New lease direct from the Freeholder at a commencing rent equivalent to £35 p sq ft exclusive

RATES

From the VOA website the 2012 Rateable Value is listed as £40750. This provides rates payable of £18,704 pa (£13.51 p sq ft) for 2012/13. This should not be relied on and interested parties are encouraged to make their own enquiries.

SERVICE CHARGE

£9300 pa (£6.72 psqft)

VIEWING

Through Sole Agents Harrison Leggett

0207 487 5265

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PRUPIM supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases.

** To be undertaken shortly