



HARRISON LEGGETT

MADDOX HOUSE
1 MADDOX STREET MAYFAIR LONDON W1

VERY HIGH QUALITY FITTED OFFICE FLOOR
TO LET

2,600 SQ FT (241.54)



LOCATION

The premises are located at the junction of Regent Street and Maddox Street on the south side. Oxford Circus (Bakerloo, Central, Victoria Lines) Underground Station is within 1 minutes walk. The area offers the excellent shopping, dining and entertainment facilities of both Mayfair and Soho.

DESCRIPTION

The accommodation provides a self contained suite of offices on the THIRD FLOOR accessed through a modern entrance hall and automatic passenger lift. The office is

15 Berkeley Mews, London W1H 7AX

020 7487 5265

divided by high quality partitions to provide a mixture of open plan offices, reception, meeting room, boardroom and kitchen.

AMENITIES

- COMFORT COOLING AND HEATING WITH ZONE CONTROL
- RAISED ACCESS FLOORS
- AUTOMATIC PASSENGER LIFT
- SUSPENDED CEILING WITH INSET LIGHTING
- HIGH QUALITY PARTITIONS
- FITTED KITCHEN
- EXCELLENT NATURAL LIGHT

LEASE

New FRI lease for a term by arrangement

RENT

£47.50 p sq ft

SERVICE CHARGE

£9.22 p sq ft approx

RATES

£16.64 p sq ft

VIEWING

Through Joint Agents:

Harrison Leggett **0207 487 5265**

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