

## UPPER PART OFFICES TO LET

9 SOUTH MOLTON STREET, LONDON, W1

385 (36 SQ.M) - 1,240 SQ FT (115 SQ.M) APPROX



**LOCATION:** This prominent building is situated on the west side of the fashionable and pedestrianised South Molton Street. The area is well served for restaurants, shopping and transport facilities with Bond Street and Oxford Circus underground stations close by benefitting from the Jubilee, Elizabeth, Victoria, Bakerloo and Central Lines.

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

**DESCRIPTION:** The upper part offices arranged over the first, second and third floors available together or separately as follows:-

Third Floor	385 sq ft (36 sq.m)
Second Floor	425 sq ft (39 sq.m)
First Floor	430 sq ft (40 sq.m)
Total	1,240 sq ft (115.20 sq m).

**RENT:** £72.50 per sq ft per annum exclusive plus VAT.

**LEASE:** A new lease is available for a term to be agreed.

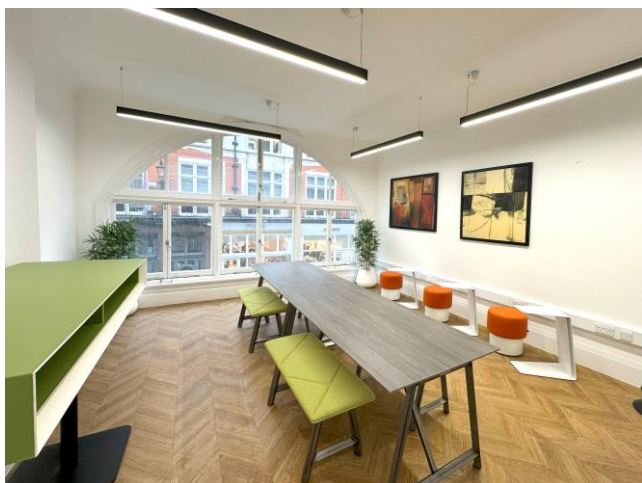
**EPC:** C - 61

**VIEWING:** By appointment through landlord's sole agents:

**Eddisons**

**Richard Spencer**

**07778 521 230**



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