

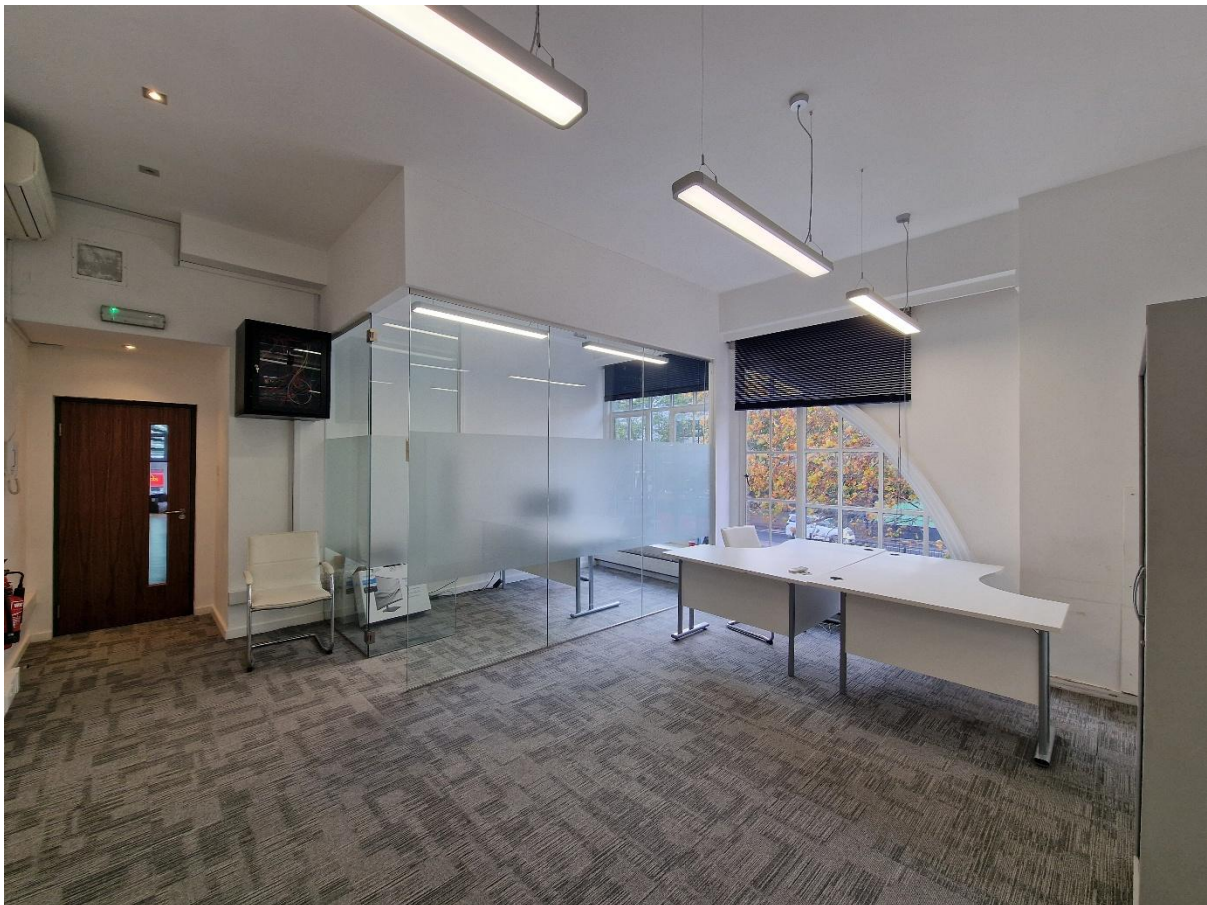
# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## OFFICE SUITE TO LET

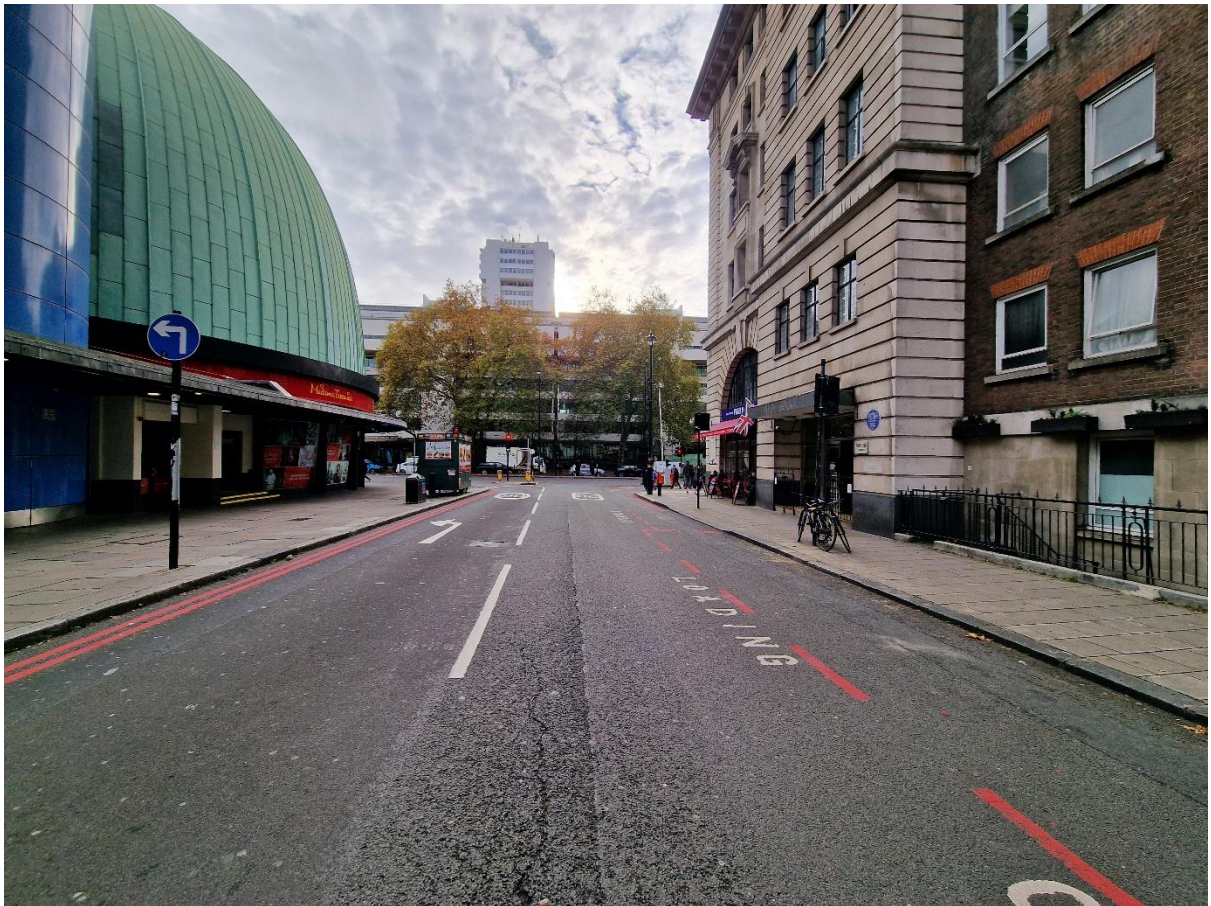
## IN THE HEART OF THE WEST END



**2<sup>ND</sup> FLOOR, 1 ALLSOP PLACE, LONDON NW1 5LG**

**\*\* RENT REDUCED \*\***

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## **2<sup>ND</sup> FLOOR, 1 ALLSOP PLACE, LONDON NW1 5LG**

### **LOCATION**

The property is next to Baker Street station (Circle, Hammersmith & City, Metropolitan, Bakerloo and Jubilee lines) and in the heart of the West End. The green space and tranquility of Regent's Park is only a few minutes walk away.

### **DESCRIPTION**

Comprising a 2<sup>nd</sup> floor fitted office suite in an imposing period building. Access to the property is 24/7 and the Building has a smart entrance with concierge.

### **AREA**

*(all measurements are approx.)*

320 sq ft/29.73sqm

### **AMENITIES**

- \* Fully fitted office suite
- \* Glazed private office
- \* Use of board room
- \* Kitchenette
- \* WCs
- \* Air con
- \* Concierge

RENT £25,500 PAX

SERVICE CHARGE £4,000 PAX

BUSINESS RATES Rateable value is £11,750. This is **not** the rates payable. We understand that for parties that qualify for small business rates relief, rates payable will be zero. Interested parties are advised to obtain confirmation from Westminster council.

VAT The property is not VAT elected and VAT will not be charged on outgoings by the Landlord.

LEASE A new lease is available direct from the Freeholder by negotiation.

EPC C/59

VIEWING

**Through agent**  
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