

**ALBANY HOUSE  
180 ALBANY STREET  
LONDON NW1**

**AIR-CONDITIONED HEAD QUARTERS OFFICE BUILDING WITH CAR PARKING**



**10,863 sq ft (1,009.17 sq m) approx.**

**To Be Let**

**020 7522 8500**

**Location:** The property is located on the east side of Albany Street to the south of its junction with Redhill Street, NW1. This is approximately equidistant between Great Portland Street (Circle, Hammersmith & City and Metropolitan lines), and Mornington Crescent (Northern Line) Underground stations.

**Accommodation:** The property which was developed in 1988 is arranged on ground to third floors above a basement garage as follows:-

Third floor	2,285 sq ft	212.3 sq m
Second floor	2,913 sq ft	270.6 sq m
First floor	2,904 sq ft	269.8 sq m
<u>Ground floor</u>	<u>2,761 sq ft</u>	<u>256.5 sq m</u>
<b>Total</b>	<b>10,863 sq ft</b>	<b>1,009.17 sq m approx.</b>

Each floor was originally constructed in open plan format but is currently arranged with demountable partitioning to provide a combination of general offices, meeting rooms and individual executive offices. The property is about to be reinstated to its original open plan layout.

**Amenities:**

- 8 Person Lift
- Fluorescent Lighting
- Air Conditioning
- Suspended Ceilings
- Toilet Accommodation on each Floor
- Raised Floors

In addition there is a basement garage where **five parking spaces** are allocated for the tenant's use.

**Lease:** A new effective full repairing and insuring lease is available for a term by arrangement.

**Rent:** £375,000 per annum exclusive of rates and running costs.

**EPC Rating:** E – 101

**Legal costs:** Each party to be responsible for its own costs.

**Possession:** Possession is available by arrangement.

**Viewing:** Strictly by arrangement with sole agents Mellersh & Harding LLP:

**Stephen Weitzmann**

DD: 020 7522 8519

Email: [owitzmann@mellersh.co.uk](mailto:owitzmann@mellersh.co.uk)