

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



These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

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:-

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

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:

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