

ATTRACTIVE RE-DECORATED PERIOD OFFICES

38 QUEEN ANNE STREET

LONDON W1



697 Sq Ft (64.75 Sq M) – TO BE LET

LOCATION:

38 Queen Anne Street is an attractive period building on the North side of Queen Anne Street, close to the junction with Wimpole Street in the heart of Marylebone. Marylebone High Street and Oxford Street are both close by and the area is well served by public transport with Oxford Circus and Bond Street underground stations (Central, Victoria, Bakerloo and Jubilee lines), together with the many bus routes which pass up and down Oxford Street and Regent Street being easily accessible.

020 7522 8500

ACCOMMODATION: The available accommodation is situated on the 2nd and 3rd floors, divided into three separate rooms together with a kitchen and a private WC/ shower room, having a total net internal floor area of approximately 697 sq ft, arranged as follows: :-

| Floor | Description | Sq Ft | Sq M |
|-----------------------|-------------|-------|-------|
| 3 rd floor | Offices | 381 | 35.40 |
| 2 nd floor | Offices | 316 | 29.36 |
| Total | Offices | 697 | 64.75 |

SPECIFICATION:

- Recently redecorated
- Carpeted
- Period features
- Central heating
- Own kitchen
- Own WC and shower facility

TERM: A new sub-lease is available for a term by arrangement.

RENT: **£35,000 per annum**, exclusive of all outgoings.

RATES: The rates payable for the current year equate to £7,892.12 (i.e. £11.32 per sq ft)

SERVICE CHARGE: The service charge will be fixed at £6.00 per sq ft, which will rise annually in line with the Retail Price Index.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: By prior appointment via sole agents **MELLERSH & HARDING**

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