

**\*\*NEW INSTRUCTION\*\***

**GREENER HOUSE  
66 – 68 HAYMARKET  
LONDON SW1**



**EXCELLENT FITTED “PLUG AND PLAY” AIR CONDITIONED OFFICES**

**1,217 SQ FT (113.10 SQ M) APPROX. – LEASE FOR SALE**

**\*\*RENT ONLY £37.00 PER SQ FT\*\***

**LOCATION:** The property occupies a prominent position on the west side of Haymarket, close to the junction with Charles II Street, providing easy access to all areas of St James’s, Mayfair, Soho and Covent Garden. The area is well served by public transport, with Piccadilly Circus, Charing Cross, Green Park and Leicester Square underground stations all within walking distance.

**020 7522 8500**

<b>DESCRIPTION:</b>	The available accommodation comprises approximately 1,217 sq ft on the 4 <sup>th</sup> floor front of Greener House, overlooking Haymarket, currently arranged as a large open plan area, boardroom and kitchen. The premises are approached via an impressive ground floor reception and offers an incoming tenant the opportunity to acquire fully-fitted “plug and play” offices with a minimum of expense.
<b>SPECIFICATION:</b>	<ul style="list-style-type: none"><li>• Air conditioned</li><li>• Kitchen</li><li>• Furniture available</li><li>• Excellent natural light</li><li>• “Plug and Play”</li><li>• Attractive reception</li><li>• 24-hour access</li><li>• Automatic passenger lift</li></ul>
<b>LEASE:</b>	The premises are held by way of an effective full repairing and insuring lease for a term to expire December 2017, without break or review, excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (part II) as amended.
<b>RENT:</b>	£45,029 per annum exclusive of rates and service charge (only £37.00 per sq ft).
<b>PREMIUM:</b>	Offers are invited for the benefit of the unexpired leasehold interest, fixtures, fittings and furniture.
<b>SERVICE CHARGE:</b>	The service charge is capped at £11.00 per sq ft, subject to annual increases in line with RPI.
<b>RATES:</b>	TBC
<b>EPC RATING:</b>	TBC
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.
<b>POSSESSION:</b>	Immediate upon completion of legal formalities.
<b>VIEWINGS:</b>	Strictly via appointment with the sole letting agents <b>MELLERSH &amp; HARDING</b>

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