

3-5 Rathbone Place, Noho, London W1T 1HJ

STUNNING FITTED OFFICE TO LET | 4,279 sq ft



Location

This modern building is located on the east side of Rathbone Place close to Soho Square and just south of Charlotte Street and Percy Street. By virtue of its location the property benefits from all the superb amenities that this vibrant and eclectic area and also Soho (being in such close proximity) has to offer. Transport links are brilliant with Tottenham Court Road (Central and Northern/Crossrail) and Goodge Street (Northern) tube stations within very close proximity. Numerous bus routes also pass within 20m along Oxford Street.

Description

This Grade A first floor was refurbished by the Landlord in 2017 to provide a very bright, open plan office with raised floors, coffered ceiling, excellent natural light and an attractive large ground floor reception area.

The floor was extensively fitted out by a "tech" occupier in 2017 to provide numerous meeting rooms and a large open plan area. It is "fully desked" and effectively a plug and play operation, with provision for up to 60 staff. Private WC's and showers and kitchen were also installed. The comms room is in operation and fibre is enabled.

Floor Areas

Floor	sq ft	sq m
1st Floor	4,279	397.5
TOTAL (approx.)	4,279	397.5

*Measurement in terms of NIA

Noho is the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street. Also often referred to as Fitzrovia.

Centred between Market Place to the east and Charlotte Street to the West, the area encompasses many highly regarded bars and restaurants. Over the last two decades the area has firmly establish itself as the centre of the British television production, fashion, architecture and media industries as well as attracting many leading creative and design conscious occupiers, it can also herald hosting the HQ's of Facebook, the BBC and many more

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

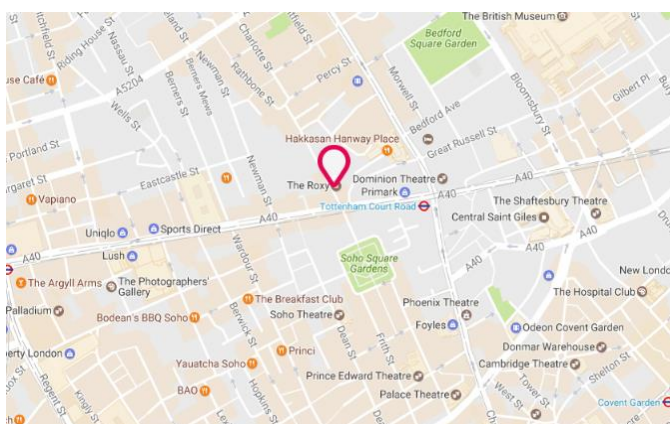
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract March 2019

📞 020 7025 1390 🏠 4 Golden Square London W1F 9HT

3-5 Rathbone Place, Noho, London, W1T 1HJ

OFFICE TO LET | 4,279 sq ft



Terms

Tenure:	Leasehold.
Lease:	By way of a short sub lease till 31 st Dec 2020. Or by an assignment until 27 March 2022 with an option to determine on 31 st December 2020 with prior written notice (as per lease).
Rent:	Quoting £62.50 psf p.a.x on sublease. Passing rent if assignment c£58.50 psf p.a.x.
Rates:	Estimated £23.00 psf payable
Service Charge:	Capped at £42790 pa plus RPI from onset of term (approx £10.50 psf)

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Amenities

- Full A/C
- DDA passenger lift
- Superb Kitchen and break out area
- 24 month old refurbishment & fit out
- Fully fitted/plug & play with BT Openreach Fibre
- LED lighting
- Metal Tiled Raised floor & carpet tiles & floor boxes in situ
- Plaster ceiling with coffered plaster details
- 5 Private demised WCs and Shower
- Large entrance
- Superb Location near Facebook HQ
- Excellent local restaurants and retailers / Soho /Oxford St etc.

Rebecca Saxon, Associate

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract March 2019