

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

OFFICE TO LET | 4,145 sq ft



Location

This modern building is located on the east side of Rathbone Place close to Soho Square and 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 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.

Floor Areas

Floor	sq ft	sq m	
1st Floor	4,145	385	Under Offer
TOTAL (approx.)	4,145	385	

*Measurement in terms of NIA

Description

This Grade A first floor has been refurbished to provide a very bright, open plan office with raised floors, coffered ceiling, interesting windows and a "media" ground floor reception area. Other tenants include fashion companies, PR and Tech occupiers.

Jason Hanley, Partner

020 7025 1391

Rebecca Saxon, Agency Surveyor

020 7025 1397

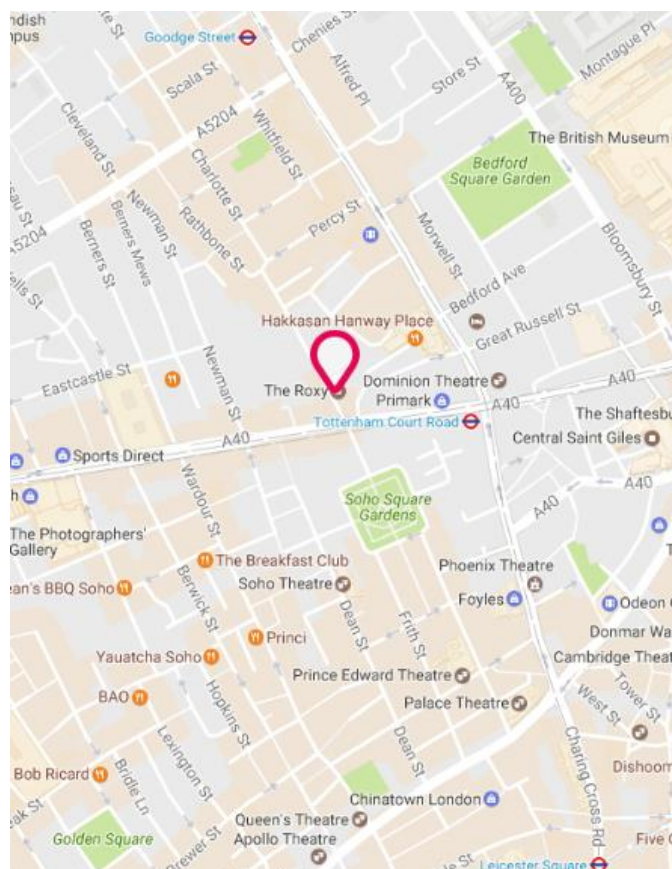
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract January 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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

OFFICE TO LET | 4,145 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord.
Rent:	£60.00 psf pax
Rates:	Estimated £21.83 psf payable (until 01st April 2017)
Service Charge:	TBC circa £10 psf pax

Amenities

- A/C
- Modern passenger lift
- Newly refurbished
- New LED lighting
- Metal Tiled Raised floor
- Plaster ceiling with coffered details
- Private Demised WCs and Shower
- Well-kept common parts and entrance

Jason Hanley, Partner

020 7025 1391
jhanley@monmouthdean.com

Rebecca Saxon, Agency Surveyor

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 January 2017