

**3-5 Rathbone Place/1 Evelyn Yard,  
Noho, London, W1T 1HU**



**OFFICE TO LET | 1,100**



## Location

3-5 Rathbone Place is situated on the east side of Rathbone Place close to its junction with Oxford Street and to the south of Charlotte Street. The lower ground is accessed via Evelyn Yard, just off Rathbone Place. By virtue of its location the property benefits from all the amenities that this vibrant and eclectic area has to offer. Transport links are good with Oxford Circus (Central and Victoria) Tottenham Court Road (Central and Northern) and Goodge Street (Northern) tube stations within close proximity.

## Floor Areas

Floor	sq ft	sq m
Lower Ground	1,100	102
<b>TOTAL (approx.)</b>	<b>1,100</b>	<b>102</b>

\*Measurement in terms of NIA

## Description

The lower ground floor has planning permission for either B1 offices or D2 gym use. It has been stripped back to shell and core condition.

**Jason Hanley, Partner**

📞 020 7025 1391

**Rebecca Saxon, Agency Surveyor**

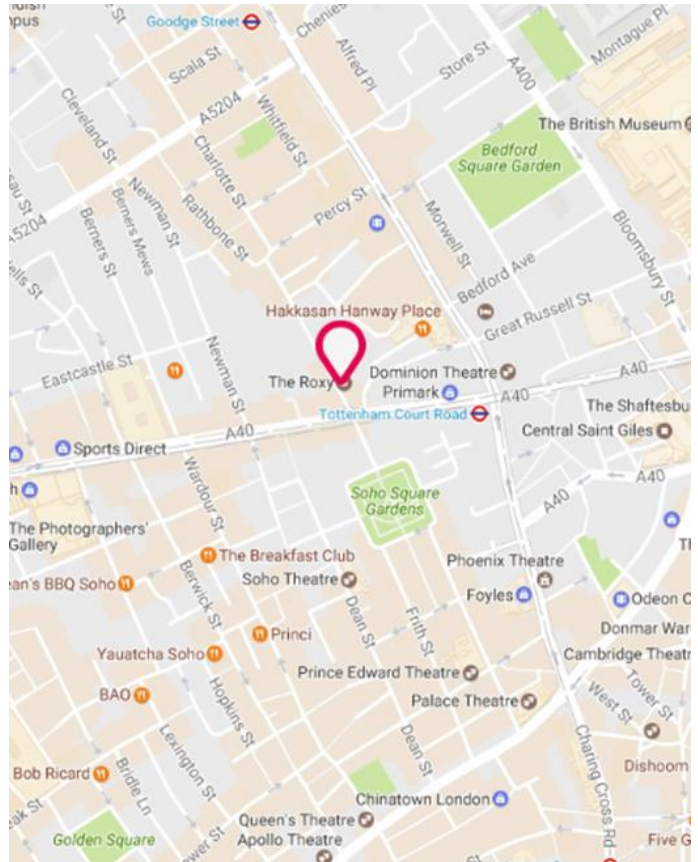
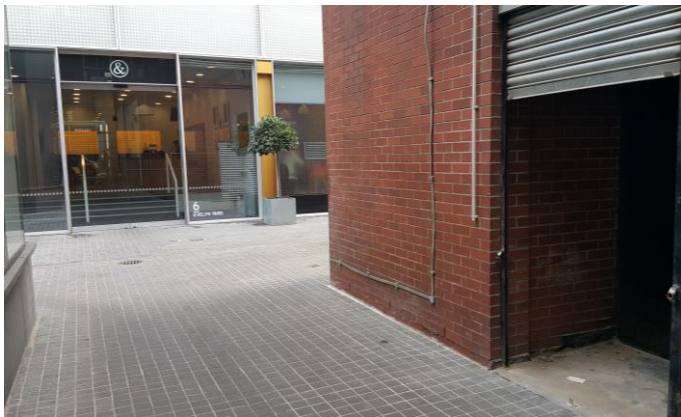
📞 020 7025 1397

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](http://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 April 2017**

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

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\*Pictures for indicative purposes prior to works

### Terms

Tenure:	Leasehold
Lease:	A new lease from the Landlord for a term by arrangement
Rent:	Upon application
Rates:	Estimated £8.79 pas pa 2017/18
Service Charge:	TBC

### Amenities

- Self-contained
- Shell and core
- D2 or B1 use

#### Jason Hanley, Partner

📞 020 7025 1391  
✉️ jhanley@monmouthdean.com

#### Rebecca Saxon, Agency Surveyor

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

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