

# 123 - 124 New Bond Street

Mayfair, London, W1S 1EJ



OFFICE TO LET | 551 – 1,144 sq ft



## Location

The property is located on the West side of New Bond Street, close to its junction with Grosvenor Street. Located in the heart of Mayfair the property benefits from all the amenities this prestigious area has to offer. Bond Street (Central and Jubilee lines), Green Park, (Victoria, Jubilee and Piccadilly lines) and Oxford Circus (Victoria, Central and Bakerloo) underground stations are within a short walk.

## Floor Areas

Floor	sq ft	sq m	Status
3rd Floor	551	51	
2nd Floor	893	83	Let
<b>TOTAL (approx.)</b>	<b>1,144</b>	<b>134</b>	


\*Measurement in terms of NIA

## Description


The 2nd floor provides bright, open plan office accommodation with two separate meeting rooms/private offices.

The 3rd floor provides open plan with plenty of natural light.

## Ray Walker, Partner

 020 7025 1399

## Suzu Link, Agency Surveyor

 020 7025 8940

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 May 2017**

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

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## Terms

Tenure:	Leasehold
Lease:	New lease direct from the Landlord subject to a rolling break from October 2017
Rent:	3rd floor: £25,000 pa inclusive of s/c and insurance but exclusive of business rates 2nd floor: £42,500 pa inclusive of s/c and insurance but exclusive of business rates
Rates:	Estimated at £13.32 pas pa 2017/18
Service Charge:	Included in rent

## Amenities

- Prime location
- Perimeter trunking
- Kitchenette (2nd floor)
- Demised WC (2nd floor)
- Comfort cooling
- Good natural light

## Ray Walker, Partner

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2nd Floor

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 84  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 60.15

### Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

60 If typical of the existing stock

The Code for Leasing Business Premises in England and Wales 2007: The Landlord has regard to this voluntary code of practice. If you are professionally advised you should ask your advisor for a copy. The document can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained via the Royal Institution of Chartered Surveyors or a number of business organisations.

If you would like to receive this publication in your language, or in an alternative format such as braille, large print or audio tape, please contact The City Surveyor's Department, City of London, PO Box 270, Guildhall, London EC2P 2EJ. Tel: +44 (0)20 7332 1250.

