

**\* NEW INSTRUCTION \***

## **25 MADDOX STREET, MAYFAIR, W1**



**HIGH QUALITY AIR CONDITIONED OFFICES  
FITTED OUT & READY FOR OCCUPATION  
4,675 SQ FT (424.23 SQ M)**

[www.glinsmanweller.co.uk](http://www.glinsmanweller.co.uk)

**Tel: 020 7495 2728**

**Location** The property is located on the south side of Maddox Street between Regent Street and St George Street. Oxford Circus and Piccadilly Circus Underground stations (Piccadilly, Bakerloo, Central and Victoria lines) are both close by whilst the area is served by a range of leading shops, restaurants, bars and hotels.

**Description** The property was constructed in 2007 to Grade A specification incorporating the following amenities:

- |                                 |                                 |
|---------------------------------|---------------------------------|
| * Air conditioning              | * Two passenger lifts           |
| * Raised floor                  | * Metal tiled suspended ceiling |
| * Double glazing                | * LG3 compliant lighting        |
| * Marble lined reception area   | * New carpeting                 |
| * Private male & female toilets | * Wet room                      |

The available unit comprises the entire third floor of **4,675 sq ft (424.23 sq m)** which has been fitted out by the current occupier to provide the following:

- |                                       |                         |
|---------------------------------------|-------------------------|
| * Reception                           | * Boardroom (14 people) |
| * Four meeting rooms for 3 – 8 people | * Three 1 person rooms  |
| * One executive office                | * Eight hot desks       |
| * Open plan with 24 workstations      | * Kitchen               |
| * Two additional toilets              | * Server room           |

Alternatively, the floor can be returned to open plan if required.

**Terms** An assignment of the existing lease being for a term to expire 23 April 2025 at a current rent of £371,853 per annum exclusive (£79.50 per sq ft) subject to rent review and a tenant only break on 30th May 2022. If the tenant does not break the lease in May 2022, then a further six month rent free period will apply. The lease is excluded from sections 24-28 of the Landlord & Tenant Act 1954.

**Rates** Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2017 to be approximately £42.50 per sq ft. Interested parties should make their own enquiries.

**S/Charge:** To be confirmed.

**Occupation** Upon completion of legal formalities.

**Legal Costs** Each party is to bear their own legal costs involved in the transaction.

**Viewing** By appointment through sole agents Glinsman Weller:

**PAUL GLINSMAN**  
**020 7495 2735**

**RICHARD WELLER**  
**020 7495 2732**