

## 104 New Bond Street

### London W1

#### 1st & 3rd Floor Offices To Let

1,626 - 3,513 sq ft (151 - 326m<sup>2</sup>)



- Recently refurbished 1st floor
- Perimeter trunking
- Air conditioned
- Good natural light
- Passenger lift

## 104 New Bond Street, W1

### Location

The property is located on the west side of New Bond Street and north of the junction with Brook Street.

Communications are excellent with Oxford Circus providing access to the Central, Victoria and Bakerloo lines and Bond Street, which is equidistant, providing access to the Central and Jubilee lines. The new Elizabeth line station will also be less than one minute's walk.

### Description

The first floor has recently been refurbished to provide open plan accommodation, with excellent natural light from the front and rear. The suite benefits from a new air conditioning system and perimeter trunking.

The third floor is offered in a second hand condition and is fitted to provide a boardroom, meeting room, private office and open plan accommodation.

### Outgoings

Floor	Floor Areas	Rent	Business Rates
3rd	1,626 sq ft	£39.50 psf	£23.23 psf
1st		<b>UNDER OFFER</b>	

### Lease

A new lease is available directly from the landlord for a term to 2025.

### Service Charge

£8.25 per sq ft

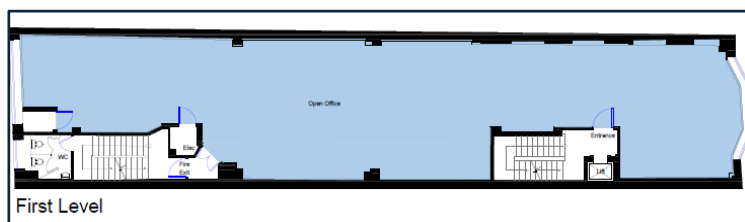
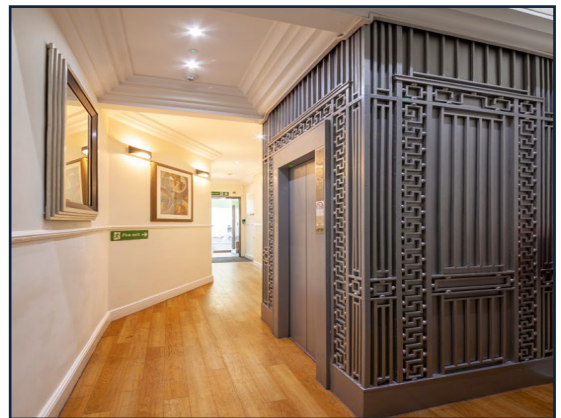
### Energy Performance

3rd - E

### Virtual Tours

1st floor : <https://my.matterport.com/show/?m=miQutTvABWn>

3rd floor : <https://my.matterport.com/show/?m=FAAg8CQYjYm>



For further information or to arrange a viewing please contact the sole agents:

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