

## Coin House, 2 Gees Court London W1

Fitted Offices with Roof Terrace

Fifth Floor : 3,400 sq ft



- Private roof terrace
- Air cooling
- Plaster ceilings
- Substantial window frontage
- Fitted office space
- Furniture in situ
- Demised WCs
- LED lighting
- Light, bright office space

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### Location

Situated on a corner site off Oxford Street, and providing access into St Christopher's Place. Bond Street underground station (Central, Jubilee and Elizabeth lines) is opposite Gees Court.

### Description

The entrance hall was refurbished a couple of years ago and the fifth floor benefits from a fit out consisting off three meeting rooms and a large kitchenette / breakout area. The main office area has 32 open-plan workstations.

### Lease

A new lease is available directly from the landlord.

### Rent

£75.00 per sq ft.

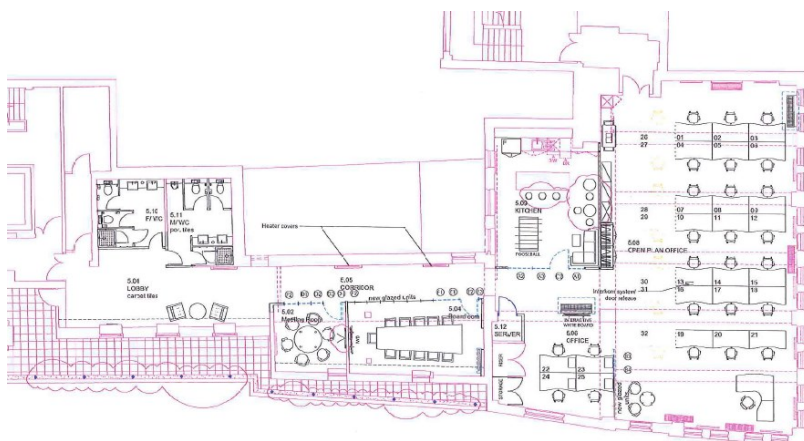
### Rates

Rateable Value: £174,000.

Rates payable: estimated at £27.23 per sq ft.

### Service Charge

£15.00 per sq ft.



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

Crossland Otter Hunt

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