

## Coin House, 2 Gees Court London W1

Top Floor Cat A+ Offices To Let

Sixth Floor : 2,906 sq ft (269.98 m<sup>2</sup>)



- Cat A+ fit out
- 13-person passenger lift
- Large ground floor entrance hall
- Own male, female & disabled WCs
- Shower
- Bike storage

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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 sixth floor is to be refurbished to Cat A+ finish, providing modern offices with plaster ceilings and natural light on three sides. The main office will have open-plan workstations, bench seating, two meeting rooms and a reception area. The floor will also have dedicated booths and a galley kitchen.

### Lease

A new lease is available directly from the landlord.

### Rent

Upon application.

### Rates

Rateable Value: £116,000.

Rates payable: £21.08 per sq ft.

### Service Charge

£10.69 per sq ft.



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

Crossland Otter Hunt

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