

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

Preliminary Details

OFFICE ROOMS  
TO LET (NO VAT)

17 NOTTINGHAM STREET, LONDON, W1U 5EW

195 - 585 SQ FT



New leases available direct from the freeholder on terms to be agreed.

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

**Location:** The property is located on the corner of Nottingham Street and Nottingham Place, close to Marylebone High Street and Baker Street/Regent's Park Tube Stations.

**Accommodation:** The accommodation provides the following Net Internal Floor Areas:

Ground Floor East:	195 sq ft
Lower Ground East:	195 sq ft
Lower Ground West:	195 sq ft
Total	585 sq ft

**Amenities:** Entry Phone Heating  
Carpeting & Lighting Toilets

**Terms:** The accommodation is available on a new 3-year lease outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954

Rents: Ground Floor	£11,900 per annum
Lower Ground Floor	£8,500 per annum

**Service Charge:** Estimated at £3,950 per annum (Heating, Electricity, Water, Cleaning, Repairs)

**Business Rates:** Ground Floor East Rateable Value £8,500  
Lower Ground Floor East Rateable Value £4,050  
Lower Ground Floor West Rateable Value £3,950  
Individual Rooms may qualify for Small Business Rates Relief. Interested parties are to inquire with the local authority for further details.

**EPC Rating:** Energy Rating E

**VAT:** The building is not elected for VAT

**Legal Costs:** Each party is to be responsible for their own professional & legal costs incurred in the transaction.

**Viewing:** Contact James Baker at White Druce & Brown  
Email: [jamesbaker@whitedrucebrown.com](mailto:jamesbaker@whitedrucebrown.com)  
Mobil: 0777 6200 830

