

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



**HIGH-QUALITY EXCEPTIONALLY BRIGHT
ARCHITECT DESIGNED
TURN-KEY OFFICE**



TO LET

**3-8 CARBURTON STREET
LONDON, W1**

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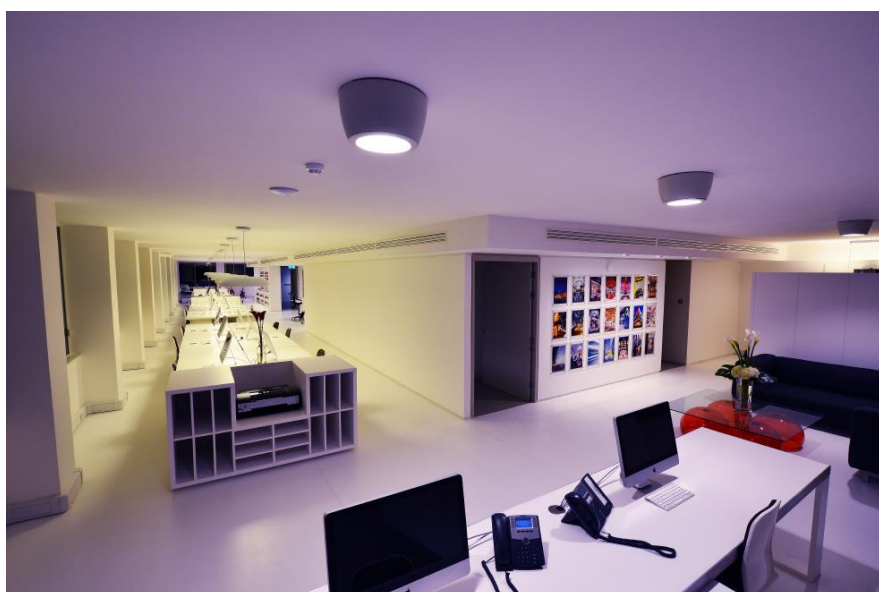
LOCATION

The property is located on the south side of Carburton Street between the junctions with Bolsover Street and Great Titchfield Street being a few minutes' walk from Great Portland Street, Regents Park and Warren Street underground stations (Metropolitan, Circle, Bakerloo, Victoria and Northern lines). Numerous bus routes also pass along Great Portland Street, Euston Road and Marylebone Road. In addition, the area is served by a wide range of shops and restaurants.

ACCOMMODATION

The available accommodation comprises the entire self-contained fifth floor benefitting from windows to three sides and being superbly fully fitted providing mostly open plan with a board room, fitted kitchen and demised WC's having the following approx net internal area:

Fifth floor 3,355 sq ft 312 sq m



AMENITIES

- * Fully fitted contemporary modern office floor
- * Air conditioning
- * Superb fit out to high standard
- * Furniture by separate negotiation
- * Manned entrance
- * Demised WC's
- * B1c media offices and studios
- * Windows to three sides
- * Phones and fibre all installed

LEASE

An assignment of a lease expiring on 31st March 2024.

POSSESSION

Immediate upon completion of legal formalities

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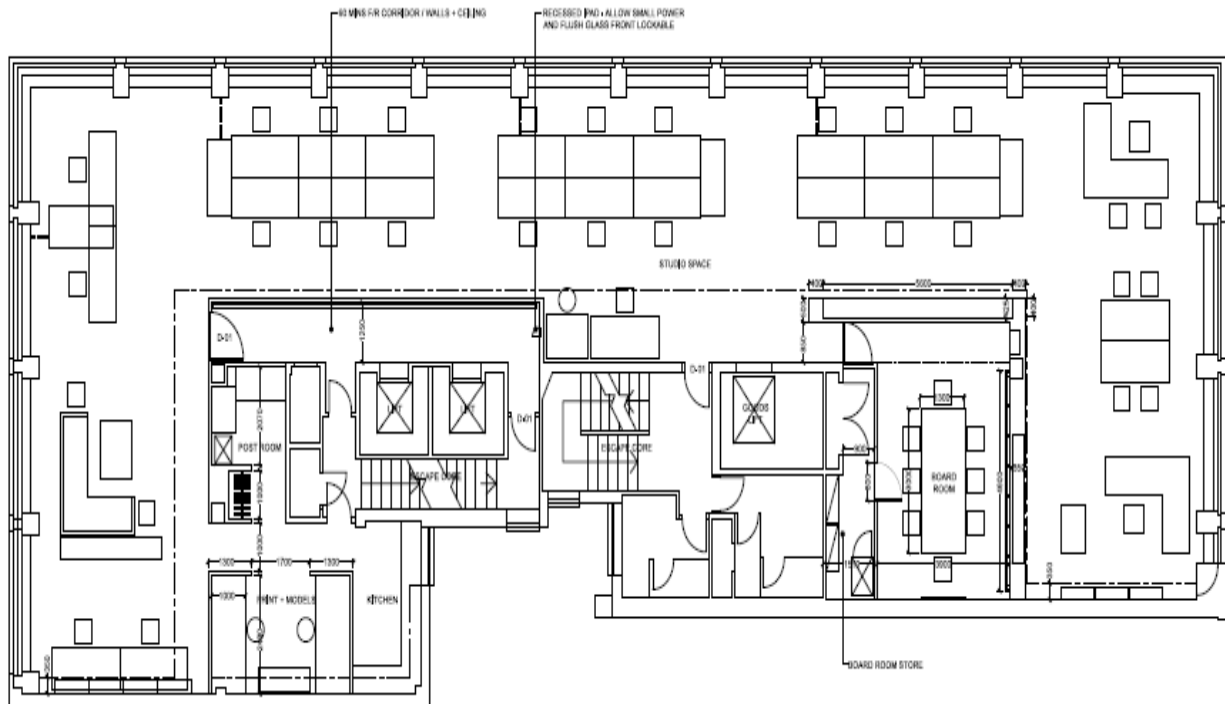
RENT The passing rent is £157,685.00 per annum i.e. £47.00 per sq ft.

RATES £18.12 per sq ft (2019/2020)

SERVICE CHARGE £12.00 per sq ft

LEGAL COSTS Each party to bear their own legal costs.

VIEWING Through sole agents Wiltshire Daniels
Daniel Isaacs 020 7529 5559
dbi@wiltshiredaniels.com



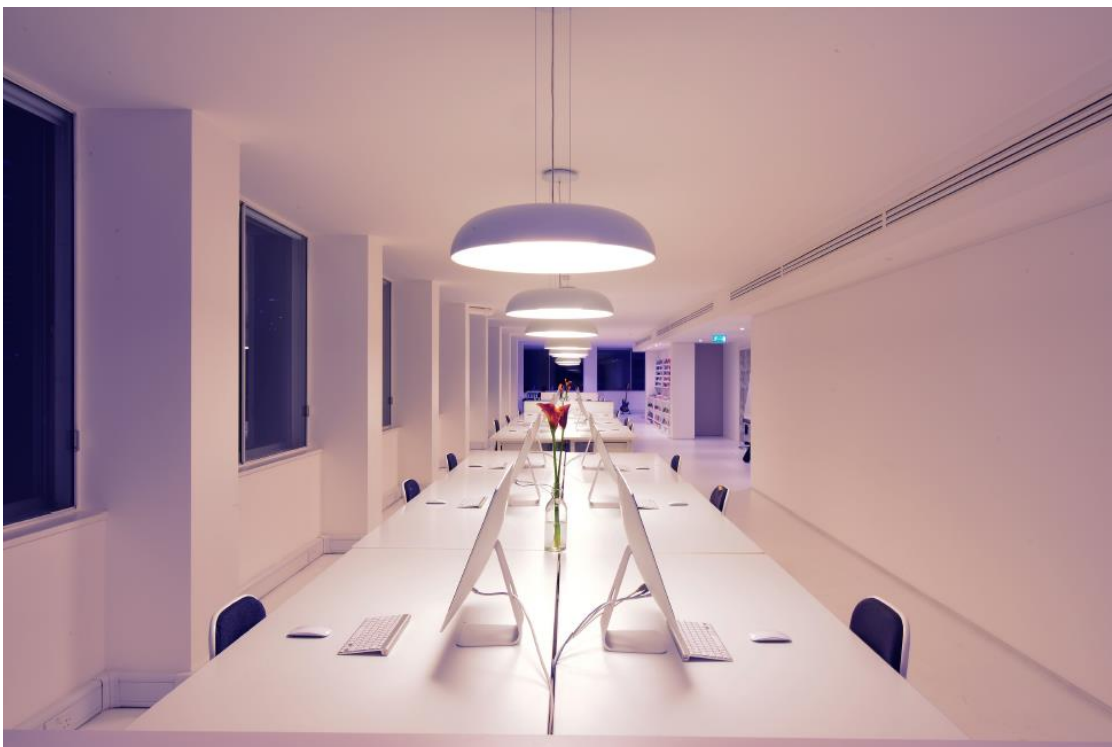
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