

SUPERB REFURBISHED OFFICES



1 Manchester Square

1,469 - 3,182 sq ft

LIFESTYLE OFFICE SPACE TO LET
WITH USE OF OWN GYMNASIUM

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Location:

The premises stand on the corner of Hinde Street and Manchester Square with fabulous views over the Square. Bond Street, Oxford Street and Baker Street Tube stations are in close proximity and so too are some of the best West End shops in Oxford Street and Marylebone High street.

Accommodation:

The Ground and 4th floors have been beautifully refurbished to a Grade A Standard to provide a mix of open plan cellular office space with high ceilings and excellent natural light. The Tenant may benefit from the use of a fully fitted lower ground floor gymnasium, shower facilities and a boardroom by separate arrangement. The Ground floor benefits from it's own entrance from Manchester Square. The floors are available together or separately and comprise:-

Ground	-	1,469 sq ft
3rd Floor	-	LET
4th Floor	-	1,659 sq ft
Total	-	3,182 sq ft

Lease:

A new lease direct from the Landlord.

Rent:

£50 per sq ft

Service Charge:

Approximately £10 per sq ft.

Rates:

Approximately £13 per sq ft.

Legal Costs:

Both parties to bear their own legal costs.

Possession:

March 2009

Viewing:

Strictly by appointment through sole agents.

Amenities:

- Stunning refurbishment of entire building
- Comfort cooling throughout
- Manned reception (7am-7pm)
- 24 Hour Access with access control
- Use of bar, kitchen and boardroom facilities.
- Use of state of the art gymnasium
- Stunning views over the Square
- Superb natural light
- 8 person passenger lift

Subject to Contract

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