

# SUPERB SELF-CONTAINED OFFICES WITH AVAILABILITY FOR 1-2 RESIDENTIAL FLATS

## TO LET



**12 QUEEN ANNE STREET**  
**1,331 – 5,517 SQ FT**  
**LG – 4<sup>TH</sup> FLOORS TO LET**

**12 Queen Anne Street, London, W1  
1,331 – 5,517 SQ FT  
Offices To Let**

**Location:**

The premises stand on the North side of Queen Anne Street close to the junction with Harley Street. The property offers good transport links and is within walking distance of Oxford Circus, Bond Street, Regents Park and Great Portland Street Underground Stations.

**Accommodation:**

The availability comprises some 5,517 sq ft of office space over the LG to 2<sup>nd</sup> floors. The demise also includes two 2-bedroom residential apartments that are currently let on short term lease available on 3 months' notice. This self-contained building benefits from period features and high ceilings and has been comprehensively refurbished to a high standard to provide open plan office space and several partitioned offices / meeting rooms.

LG Floor	-	1,390 sq ft	
Ground Floor	-	1,451 sq ft	
1 <sup>st</sup> Floor	-	1,333 sq ft	
2 <sup>nd</sup> Floor	-	1,343 sq ft	
<b>Total</b>	-	<b><u>5,517 sq ft</u></b>	<b>+ 2 self-contained flats at request</b>

**Amenities:**

- |                           |                       |
|---------------------------|-----------------------|
| ➤ Video Phone Entry       | ➤ Fitted Kitchens     |
| ➤ Under floor Trunking    | ➤ Good Ceiling Height |
| ➤ Excellent Natural Light | ➤ Air Conditioning    |
| ➤ 24 Hour Access          | ➤ Period features     |

**Lease:**

New leases direct from the Landlord for a term by arrangement.

**Rent:**

LG Floor	-	£35.00 per sq ft per annum exclusive
Ground Floor	-	£42.50 per sq ft per annum exclusive
1 <sup>st</sup> Floor	-	£42.50 per sq ft per annum exclusive
2 <sup>nd</sup> Floor	-	£35.00 per sq ft per annum exclusive

**Rates:**

Approximately £12.50 per sq ft

**Service charge:**

Approximately £7.50 per sq ft

**Legal Costs:**

Each party to bear their own legal costs.

**Viewing:**

Strictly by appointment through agents

**Subject to Contract**

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