

# BRIGHT OFFICES TO LET



**48 George Street, London, W1**  
**997 – 2,852 SQ FT**  
**3<sup>rd</sup> & 4<sup>th</sup> Floors To Let**

48 George Street, London, W1  
3<sup>rd</sup> & 4<sup>th</sup> Floors available separately or together  
997 – 2,852 sq ft

**Location:**

The Premises stand on the North side of George Street between Baker Street and Manchester Street.  
The property offers good transport links and is walking distance of Baker Street and Bond Street Underground Stations.

**Accommodation:**

The 3<sup>rd</sup> and 4<sup>th</sup> Floors are available separately or together comprising a total of 2,852 sq ft. The 3<sup>rd</sup> Floor benefits from excellent natural light and is currently fitted as multiple meeting rooms/offices and separate open plan areas. The 4<sup>th</sup> Floor has been recently refurbished to provide smart, bright, open plan space and also benefits from having its own roof terrace.

The Floors are available together or separately comprising:-

3 <sup>rd</sup> Floor	–	1,855 sq ft
4 <sup>th</sup> Floor	–	997 sq ft
<b>Total</b>	–	<b>2,852 sq ft</b>

**Amenities:**

- 8 Person Passenger Lift
- Excellent Natural Light
- Video/Telephone Entry
- 24 Hour Access
- Fully Alarmed
- Roof Terrace
- Air conditioned
- Male & Female WC
- Fitted Kitchens
- Fully Cabled
- Access to stunning ground floor terrace

**Lease:**

A new lease is available directly from the Landlord for terms to be agreed.

**Rent:**

£45.00 per sq ft

**Rates:**

3 <sup>rd</sup> Floor	–	c. £15 per sq ft
4 <sup>th</sup> Floor	–	c. £15 per sq ft

**Service Charge:**

£tbc per sq ft

**Legal Costs:**

Each party to bear their own legal costs.

**Viewing:**

Strictly by appointment through sole agents

**Subject to Contract**

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