

# 9 HATTON STREET

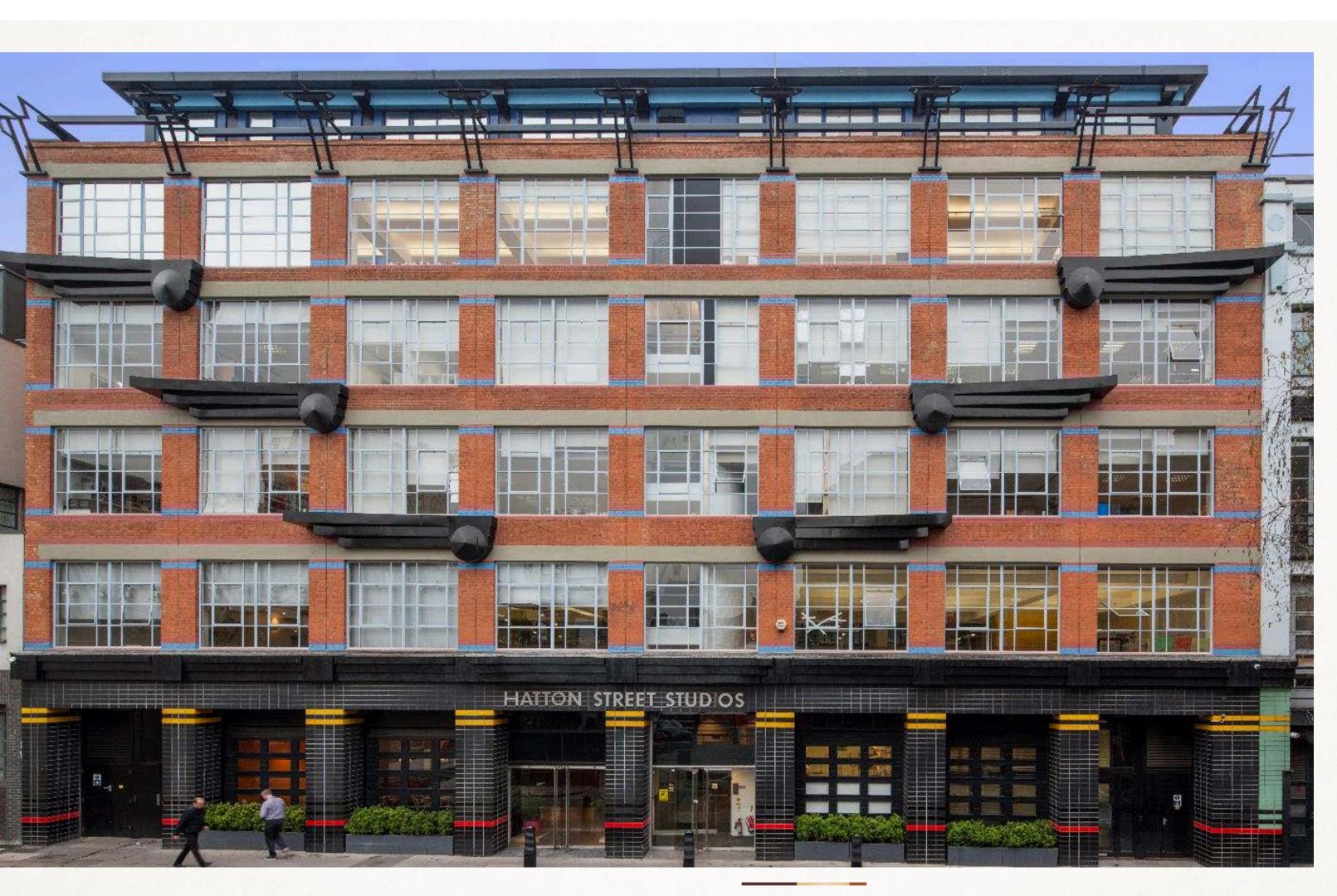
#### TO LET

FULLY FITTED & FURNISHED FIRST FLOOR IN MARYLEBONE

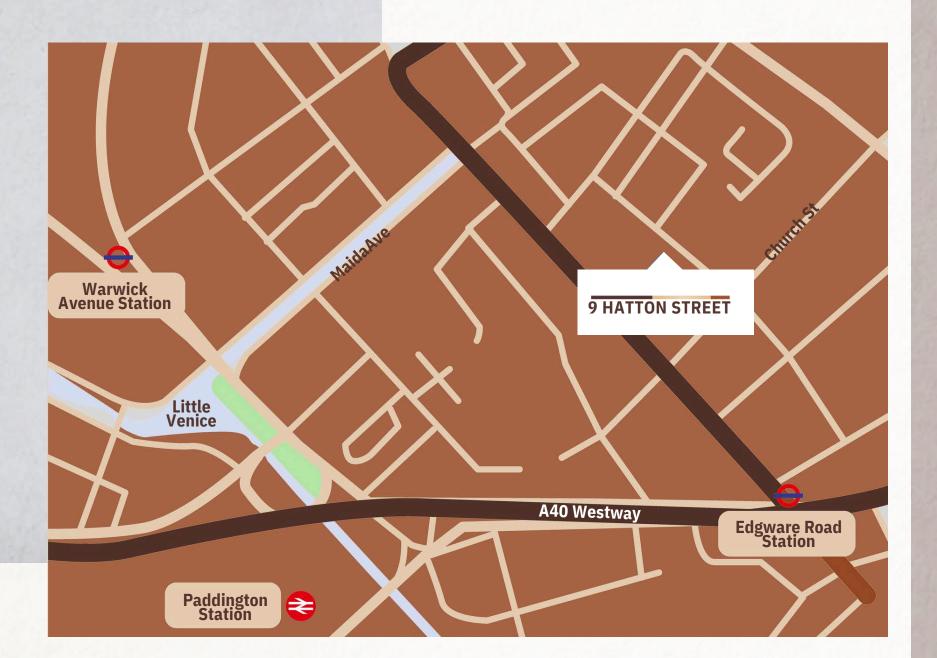
SUITABLE FOR CLASS E

(OFFICE, MEDICAL, CLINIC)

2,553 SQ. FT.







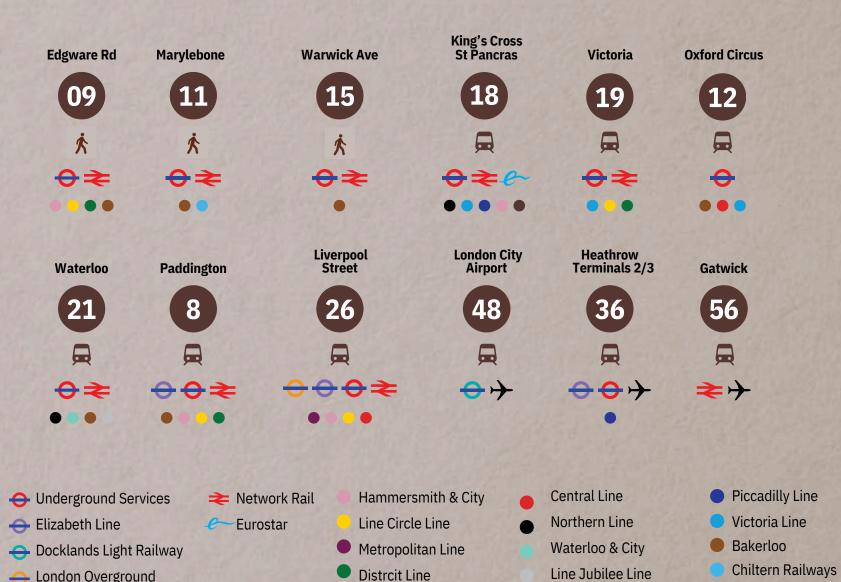
The building is situated on Hatton Street between Frampton Street and Boscobel Street close to Church Street market being less than 5 minutes walk to Edgware Road Underground Station (Bakerloo, Hammersmith & city, Circle and District Lines).

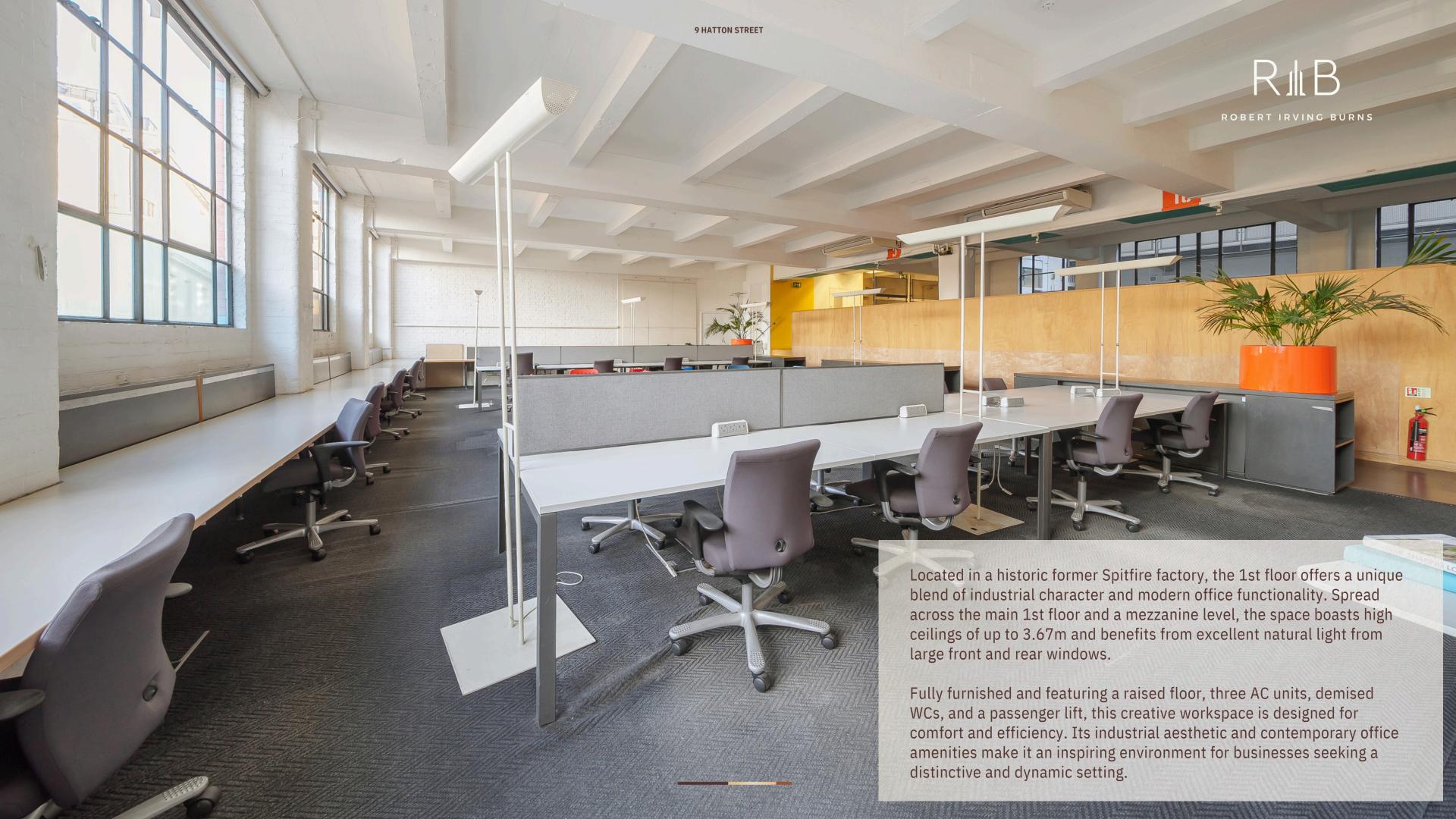
Maida Vale & Little Venice are close by, including the famous Clifton Nurseries.



#### **TRAVEL TIMES**

London Overground







RAISED FLOOR

3 AC UNITS (NOT TESTED)

DEMISED WCS

PASSENGER LIFT

NATURAL LIGHT FROM LARGE WINDOWS

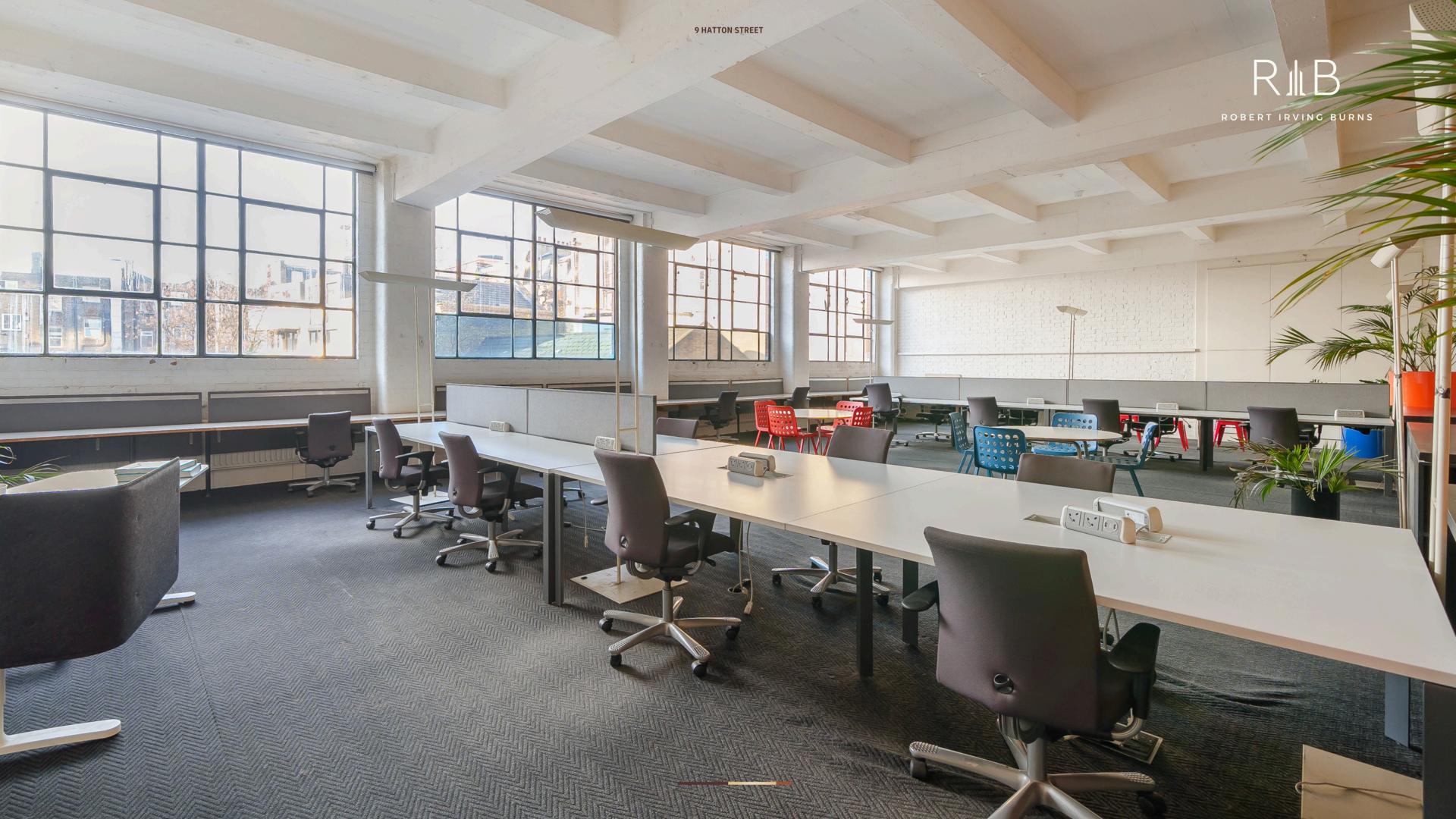
INDUSTRIAL FEEL

OVER 3M CEILING HEIGHTS THROUGHOUT - HIGHS OF 3.67M

FULLY FURNISHED

VIRGIN FIBRE OPTIC





PROPERTY	PART 1ST FLOOR
TOTAL SIZE (SQ.FT.)	2,553
QUOTING RENT (P.A.) EXCL.	£108,503
SERVICE CHARGE	£8,112
ESTIMATED RATES PAYABLE (P.A.)	£46,065
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£162,680

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such.

All interested parties are advised to make their own enquires.











#### **LEASE**

A new effective full repairing & insuring lease outside of the landlord and tenant act 1954, direct from the landlord for a term to be agreed.

## **POSSESSION**

Upon completion of legal formalities.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs.

#### **EPC**

Available on request.

#### **FLOOR PLANS**

Available on request.

# CONTACTS

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#### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.