



**HAZELWOOD HOUSE, NEW OXFORD STREET  
1ST FLOOR OFFICE SUITE IN A LANDMARK BUILDING  
1,026 SQ FT**

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53 NEW OXFORD STREET LONDON WC1A 1BL

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## LOCATION:

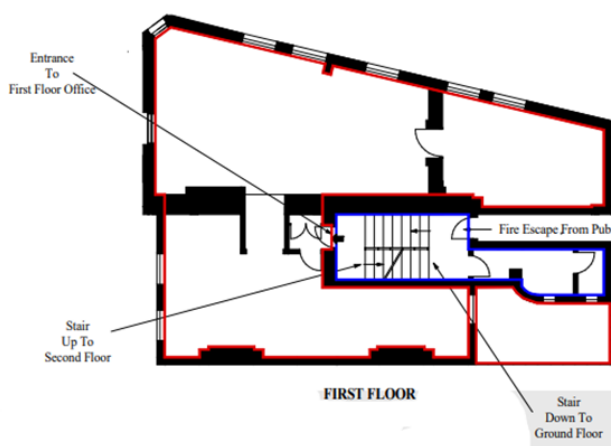
Hazlewood House, is a prominent Grade II listed landmark building situated on the south side of New Oxford Street at the intersection of Shaftesbury Avenue and Bloomsbury Street.

Holborn (Piccadilly & Central Lines) and Tottenham Court Road (Central & Northern Lines) are within a short walk. Tottenham Court Road is a new Elizabeth Line interchange. There are a numerous bus routes running along New Oxford Street affording access to both the City and West End.

## ACCOMMODATION:

The accommodation is arranged in an open plan format with a large open plan working area & tea point / staff break out area. The size and shape of the floor plate allows flexibility for working styles / patterns. The amenities include:

- ◇ Good floor to ceiling height
- ◇ Tea-point
- ◇ Open plan working area
- ◇ Close to the Elizabeth Line interchange
- ◇ Landmark building
- ◇ Refurbished common parts



## USE:

Class E: Commercial Business & Service E (G) (i) Offices

## RENT:

£32.50 per sq ft exclusive. £33,345.00 pax. Subject to a 5% rent collection fee plus VAT. This is non-negotiable.

## SERVICE CHARGE:

The service charge for the year ending 31 March 2024 is £6,669.00. This is subject to a 12.5% management charge plus VAT. This is non-negotiable.

## INSURANCE:

The estimated insurance premium for the year ending 23 June 2024 is £1,242.00 This is subject to a 12.5% management charge plus VAT. This is non-negotiable.

## BUSINESS RATES:

The VOA have recorded a rateable value for 2023/4 of £37,500. The estimated rates payable are £18,712.50. Interested parties are to make their own enquires within the London Borough of Camden.

## EPC:

The building has an EPC rating of C (60)

## LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in a transaction.

## VIEWINGS:

Strictly by appointment through BRECKER GROSSMITH:

PHIL RICHARDS: 020 7908 2683

E-mail: [Phil@breckergrossmith.co.uk](mailto:Phil@breckergrossmith.co.uk)

JACK SUITER: 020 7908 2682

E-mail: [Jack@breckergrossmith.co.uk](mailto:Jack@breckergrossmith.co.uk)



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