5–6

BOLSOVER HOUSE

Clipstone Street

R|B

ROBERT IRVING BURNS

TO LET

EXCELLENT 2ND FLOOR OFFICE PREMISES

Suitable for Class E (Offices, Medical, Leisure etc.)

1,469 SQ. FT.
second floor



DESCRIPTION

THE AVAILABLE ACCOMMODATION COMPRISES THE ENTIRE SECOND FLOOR OF THIS ATTRACTIVE ART DECO BUILDING, ACCESSED VIA AN AUTOMATIC PASSENGER LIFT OR A BRIGHT, SPACIOUS STAIRWELL.

THE PREMISES BENEFIT FROM AN EXCELLENT CORNER POSITION, PROVIDING AN ABUNDANCE OF NATURAL LIGHT THROUGHOUT. THE ACCOMMODATION IS FITTED TO A GOOD STANDARD AND INCLUDES THREE SEPARATE CRITTALL-STYLE GLAZED MEETING ROOMS, TIMBER LAMINATE FLOORING, LED LIGHTING, AIR CONDITIONING (NOT TESTED), A FITTED KITCHEN, TWO DEMISED WCS, PERIMETER TRUNKING AND AN ENTRY PHONE SYSTEM.

A FIBRE CONNECTION IS ALSO INSTALLED TO THE FLOOR (NOT TESTED).

AMENITIES

- ENTIRE SECOND FLOOR
- ATTRACTIVE ART DECO BUILDING
- EXCELLENT NATURAL LIGHT
- CORNER ASPECT
- AUTOMATIC PASSENGER LIFT
- BRIGHT, SPACIOUS STAIRWELL
- THREE CRITTALL-STYLE GLAZED MEETING ROOMS
- TIMBER LAMINATE FLOORING
- LED LIGHTING
- AIR CONDITIONING (NOT TESTED)
- FITTED KITCHEN
- TWO DEMISED WCS
- PERIMETER TRUNKING
- FIBRE CONNECTION (NOT TESTED)
- ENTRY PHONE SYSTEM

FINACIALS

FLOOR	SECOND FLOOR
TOTAL (SQ.FT.)	1,432
QUOTING RENT (P.A.)	£110,175
ESTIMATED RATES PAYABLE (P.A.)	£38,880
SERVICE CHARGE	£20,048
ESTIMATED OCCUPANCY COST (P.A.)	£169,103

PLEASE NOTE FORMER OPERATION PHOTOS.







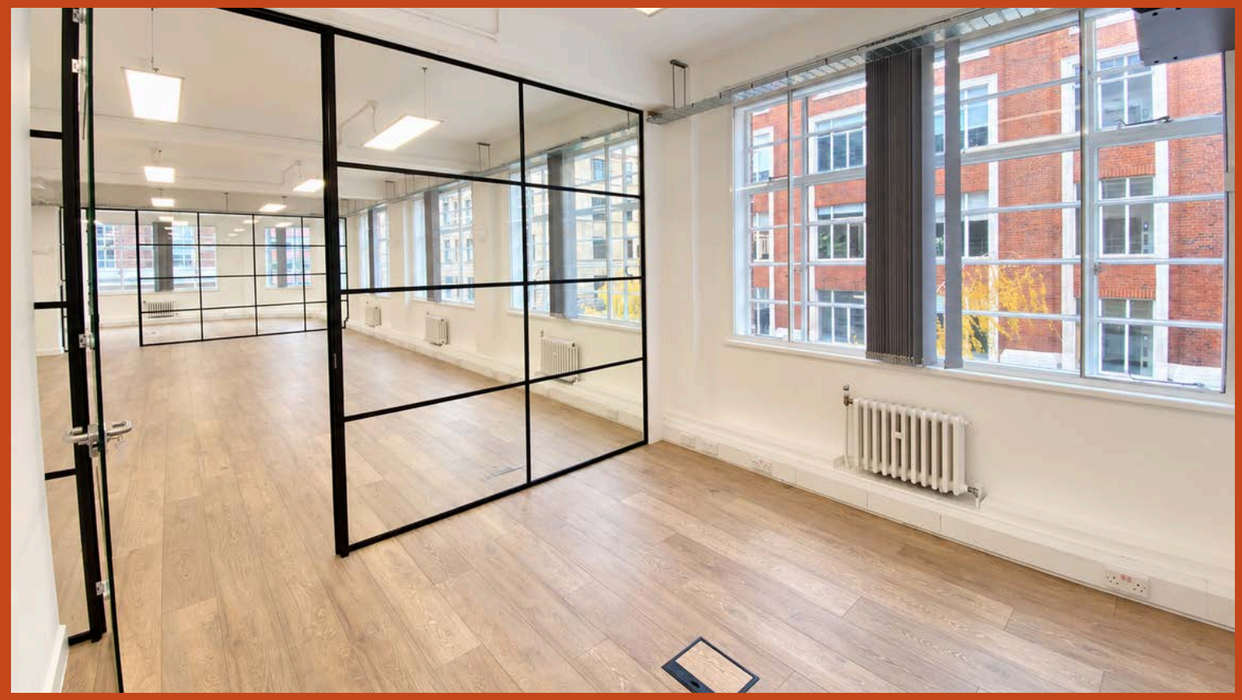




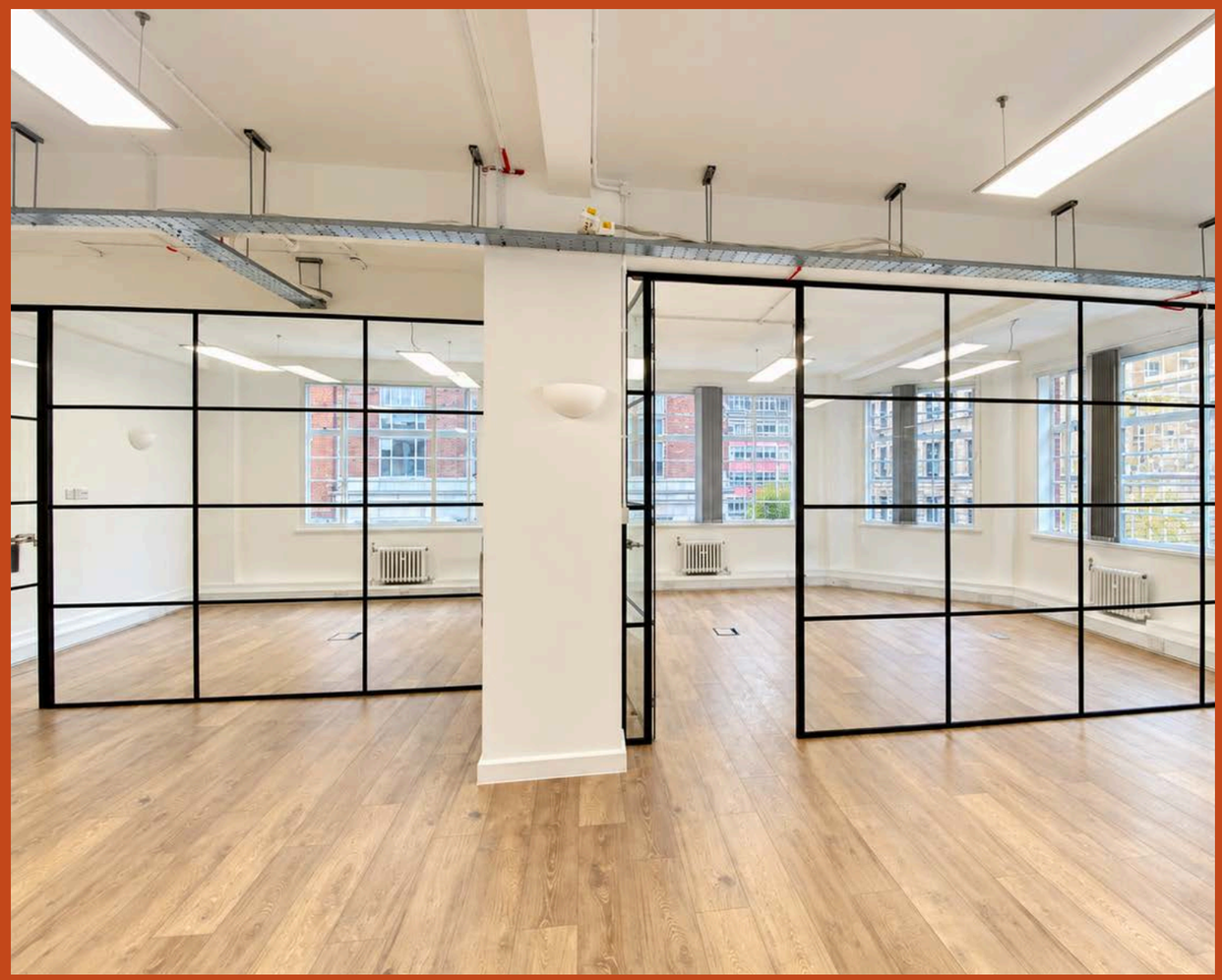


PLEASE NOTE - 3RD FLOOR (OPEN PLAN LAYOUT) - FOR INDICATIVE PURPOSES.





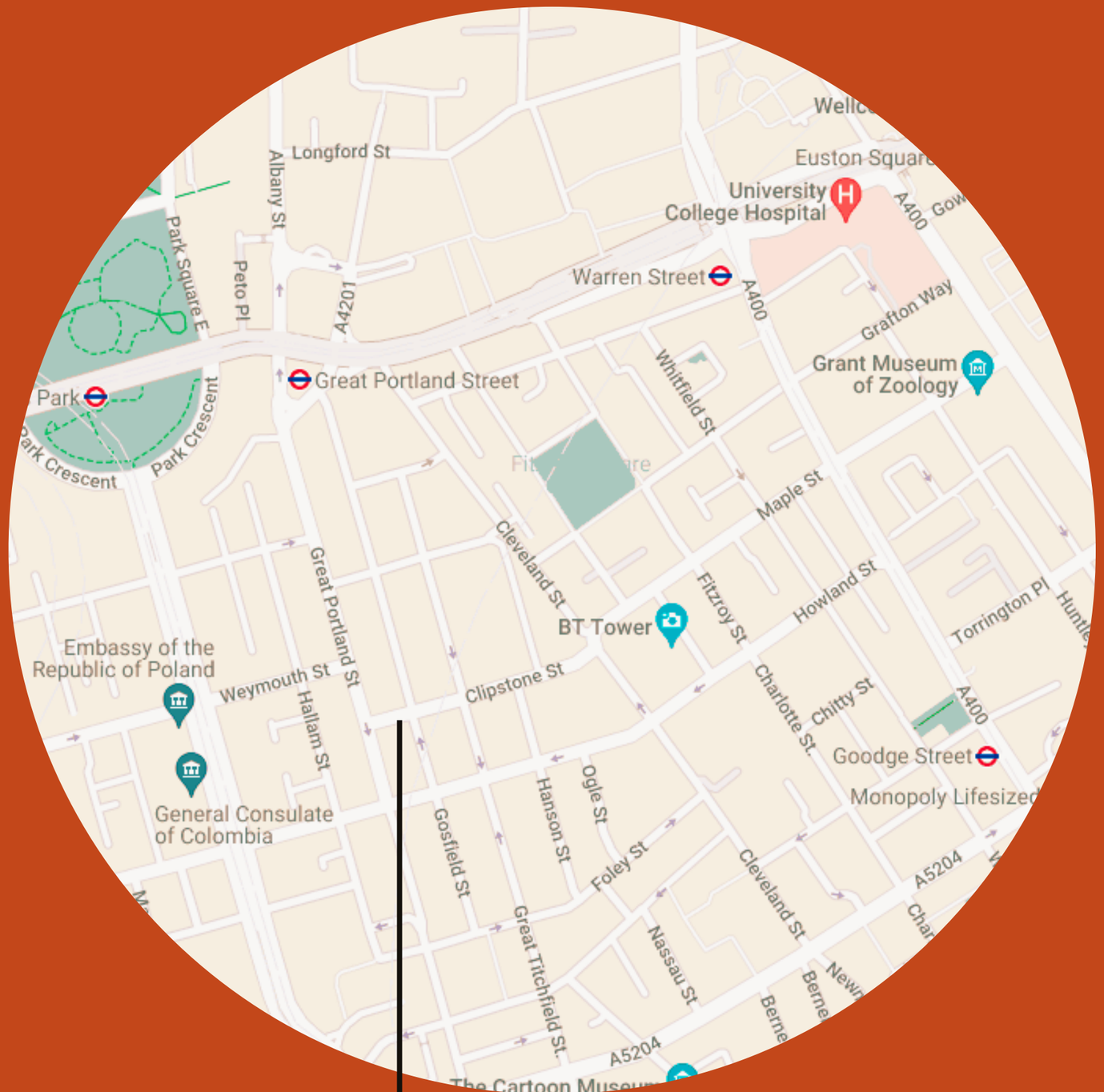




LOCATION

The property is located on the south side of Clipstone Street, at the intersection with Bolsover Street in the heart of Fitzrovia Transport links are excellent with the property a short walk from Oxford Circus (Victoria Bakerloo) Regents Park (Bakerloo) & Great Portland St (Metropolitan, Hammersmith & City & Circle Line) Underground Stations.





5–6

CLIPSTONE STREET

FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available 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

64C

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

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.

CONTACT US

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RIB

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