

# BLUEBOOK



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**Address.**

22 Great Marlborough Street, W1F

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**Size.**

760 sq ft

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**Possession.**

Available Immediately

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## Overview.

Fitted and furnished floor situated just off the Carnaby Estate and walking distance from Oxford Street, Piccadilly & Bond Street stations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	760	70.61	Available
<b>Total</b>	<b>760</b>	<b>70.61</b>	

## Specification.

Fitted and furnished, Kitchenette, Shower, Excellent Natural light and ceiling height, Comfort Cooling, 10x open plan desks, 8 person meeting room, 2.9m floor to ceiling heights.

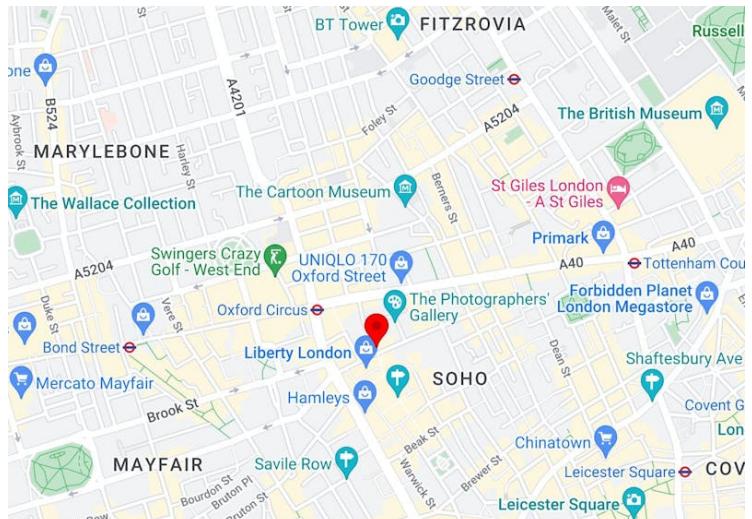
## Financials.

Rent	£59.50 per sq ft
Rates Payable	£27.41 per sq ft
Rateable Value	£41,750
Service Charge	£16.11 per sq ft
EPC Rating	C (73)

## Contacts.

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