

BLUEBOOK



Address.

6 Warwick Street, W1B

Size.

2,160 sq ft

Possession.

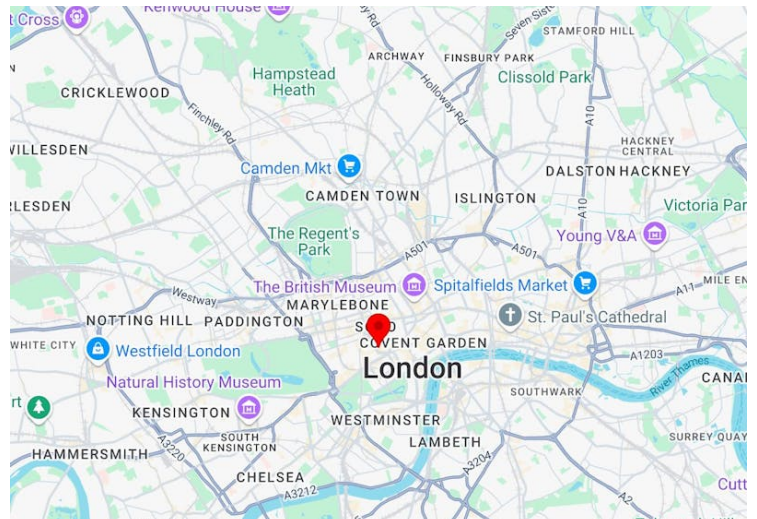
Available Immediately

Overview.

A top floor Temptation - 2,000 sq ft of prime CAT A office space now available on the fourth floor of 6 Warwick Street

Accommodation

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| 4th | 2,160 | 200.67 | Available |
| Total | 2,160 | 200.67 | |



Specification.

Refurbished CAT A, 2x 12 per son passenger lifts, 2x private terraces, BREEAM 'Very good', Excellent ceiling heights, 24x Secure cycle spaces, Lockers & showers, Air conditioning, Manned reception.

Financials.

| | |
|----------------|--------------------|
| Rent | £325,000 per annum |
| Rates Payable | £44.32 per sq ft |
| Service Charge | £30.86 per sq ft |
| EPC Rating | Upon enquiry |

Contacts.

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