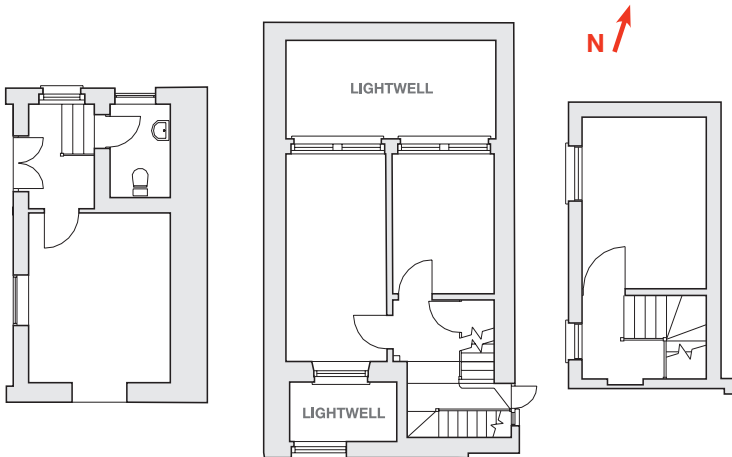


SUITE 6

LOWER GROUND,
GROUND & FIRST
FLOOR

43.7 SQ M / 471 SQ FT



RENT: £ 37,680 p.a.

RATES PAYABLE 2019/2020: £10,566.50 p.a

SERVICE CHARGE: Inclusive

INCLUDES:

- Manned Reception
- Electricity (heating & lighting)
- Building insurance
- Cleaning (suite & common parts)

FLEXIBLE LEASE TERMS AVAILABLE

 **QUEEN ANNE STREET**
MARYLEBONE LONDON W1

**THE
HOWARD
deWALDEN
ESTATE**

Office & Medical Lettings

t: +44 (0)20 7290 0970

e: offices@hdwe.co.uk

w: www.hdwe.co.uk

MISREPRESENTATION ACT Howard de Walden Management Limited and for themselves and as agents for Howard de Walden Estates Limited give notice that the particulars as set out are intended as general outline only for the guidance of intending purchasers/lessees and neither Howard de Walden Management Limited nor Howard de Walden Estates Limited on whose behalf the particulars are provided, accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. These particulars do not form, or form any part of, any offer or contract. Neither Howard de Walden Management Limited nor Howard de Walden Estates Limited nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranties in relation to the property. Unless otherwise stated all prices and rents quoted are exclusive.

TELECOM

SET UP COSTS

New tenants are asked to specify their requirements with regards to telephones, faxes, modems, internet connections, voicemail and group pick up.

- The charges are cost effective for the tenant and do not involve being tied into a long contract
- Calls are charged at BT standard rate
- There is no line rental charge

Each suite will receive one direct line and one facsimile line.

Telecoms set up for a smaller suite (1-5 users) is £350 +VAT

Telecoms set up for a larger suite (6-10 users) is £700 +VAT

Our charges are inclusive of patching, programming, commissioning and training.

Handsets are each charged at £5 per month. Any additional equipment attached to the Patch Panel incurs a fee of £10 per month.

Access to the building's BTNET 100/100 Mbps EFM uncontented pipe is available at £50 per month serving 1-5 users or £100 per month serving 6-10 users.

Should tenants require an engineer, at a later date, for changes to the set-up or to rectify user problems, the call out charge is £100 +VAT per hour.

Costs are added to the monthly service charge with an additional fee for administration of 10%. If a fault occurs with the mainframe equipment, costs are invoiced to The Howard de Walden Estate directly.



PHOTOCOPYING CHARGES

5p per A4 black & white copy / 10p per A4 colour copy

BOARDROOM CHARGES

The boardroom can be hired by the hour, half day or full day, providing you with the flexibility you require.

The following facilities are included:

- Complimentary refreshments via a self-serve Kenco Single's coffee machine
- Chiller cabinet stocked with still and sparkling mineral water
- Plasma screen and DVD player for AV presentations
- Surround sound speakers
- Internet connection & Wifi
- Adjustable lighting
- Comfort cooling
- Whiteboard/flip-chart
- Tables and chairs that can be configured to your preference

Hourly rate £30 / Half day rate £80 / Daily rate £150

A charge of £30 applies to bookings cancelled with less than 24 hours notice.



**THE
HOWARD
de
WALDEN
ESTATE**

Office & Medical Lettings

t: +44 (0)20 7290 0970

e: offices@hdwe.co.uk

w: www.hdwe.co.uk

Howard de Walden Management Limited for itself and as agents for Howard de Walden Estates limited give notice that the particulars as set out are intended as general outline only for the guidance of intending purchasers/lessees and neither Howard de Walden Management Limited nor Howard de Walden Estates limited on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. These particulars do not form, or form any part of, any offer or contract. Neither Howard de Walden Management Limited nor any of its employees have any authority, either orally or in writing, to make or give any representation or warranties in relation to the property. Unless otherwise stated all prices and rents quoted are exclusive.