

36 Seymour Street, London, W1H 7JF

380 SQ FT OFFICE TO LET



LOCATION

The building is situated on the north side of Seymour Street, close to the junction with Portman Street. There is a variety of high-quality retail units in the surrounding areas including Portman Village which offers a cosmopolitan feel to the immediate area. The Zetter Townhouse is three doors away and the Grazing Goat restaurant and hotel is around the corner.

Bond Street, Marble Arch and Baker Street stations are all within reasonable walking distance.

ACCOMMODATION

A ground floor office suite of circa 380 sq ft comprising of two rooms, with one overlooking Seymour Street and a smaller room at the rear. The suites are to be redecorated, and amenities include central heating, AC and an entry phone system.

LEASE

A new lease direct from the the landlord for a rent of £22,500 per annum exclusive of VAT, rates and service charges.

USE

The subject premises benefits from office use.

RATES

Interested parties should make their own enquiries to confirm this.

SERVICE CHARGE

Available on request.

LEGAL COSTS

Each party to be liable for their own legal costs.

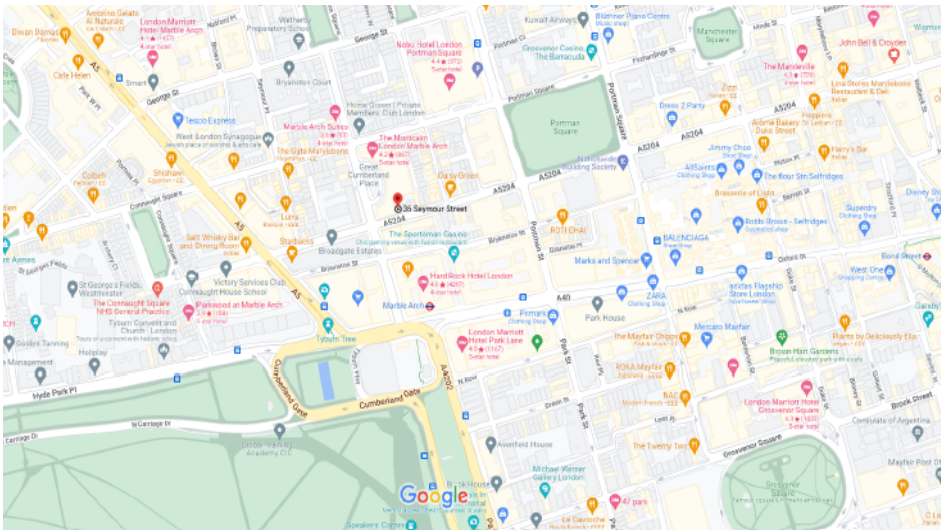
VIEWINGS

By appointment with John D Wood (George Cracknell, Craig Van Straten, or Jacob Hafel on 020 7629 9050).

020 7629 9050

JOHN D WOOD

36 Seymour Street, London, W1H 7JF



Castleplus Ltd trading as John D Wood for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by viewing or otherwise as to the correctness of each of them. 3. No person in the employment of John D Wood has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2023