



Self-contained Mews Office Building TO LET

James Lewis and Company

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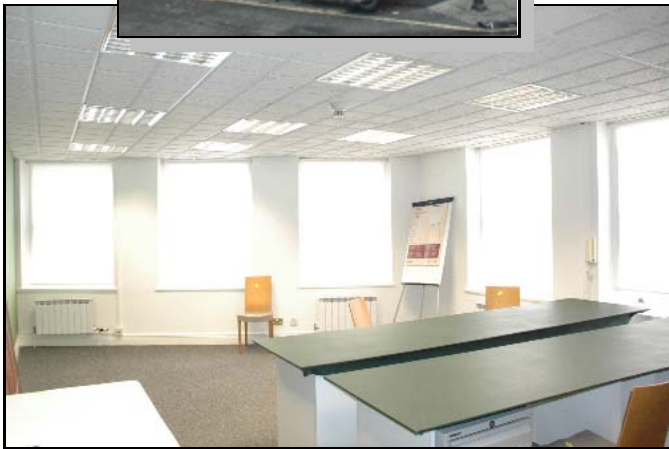
Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

11 Mason's Arms Mews Maddox Street London W1

LOCATION:

Mason's Arms Mews forms a quiet and discrete enclave in the heart of the West End, immediately off Maddox Street close to Hanover Square and Regent Street. Oxford Circus Underground Station is within walking distance

approx 1,210 sq.ft (112m²) To Let



DESCRIPTION:

Comprising an attractive self-contained Office Building on Lower Grd, Ground & two Upper floors

Lower Grd= Offices/Storage	approx 275 sq.ft	25.55m ²
Ground Flr=Offices	approx 255 sq.ft	23.70m ²
First Floor: Offices	approx 340 sq.ft	31.60m ²
Second Flr: Offices	approx 340 sq.ft	31.60m ²

AMENITIES:

- Passenger Lift
- Central Heating
- Suspended Ceilings
- 2 Cloakrooms
- Kitchenette
- Cat.5 cabling
- 24-hour access
- Entryphone

LEASE: New FRI Lease by Arrangement.

RENT: £42,500 per annum exclusive

Ingoing tenant to be responsible for lessors' legal costs

VIEWING: All viewings Strictly by appointment through

James Lewis & Company - 020 7631 4565 (Brian Saidman)



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.