



SAVOY STEWART
COMMERCIAL PROPERTY

HEALTHCARE, OFFICES
TO LET

17 WOODSTOCK STREET

London, W1C 2AJ



KEY POINTS

- > 5 person Passenger Lift
- > Comfort cooling
- > Shower
- > Excellent natural light
- > Skylight

TENURE	TO LET
SIZE	1,181 SQ FT
RENT	£80,000.00 PER ANNUM
EPC	B (44)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

Woodstock Street is a cobbled street accessible from Oxford Street and New Bond Street which has a variety of restaurants, cafe's and bars. Transportation connections are excellent with Bond Street and Oxford Circus underground stations (Central, Jubilee, Bakerloo and Victoria lines) being within close proximity and numerous bus routes accessible from Oxford Street.

ADDITIONAL INFORMATION

Comprising the entire first and second floor of a period style building in an accessible location only a few hundred meters from Oxford Street and New Bond Street.

The first floors comprises of a skylit open plan area to the rear along with a kitchen with the rest of the floor having a meeting room, and large private office overlooking Woodstock Street. The 2nd floor comprises a meeting room, a separate zoom room as well as a WC's and shower.

The premises are well suited for use as offices or for a medical practice.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	308	28.61	Available
1st	873	81.10	Available
Total	1,181	109.71	

TERMS

A new lease is available for a term to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

By appointment through landlord agents Savoy Stewart.

RENT

£80,000.00 per annum

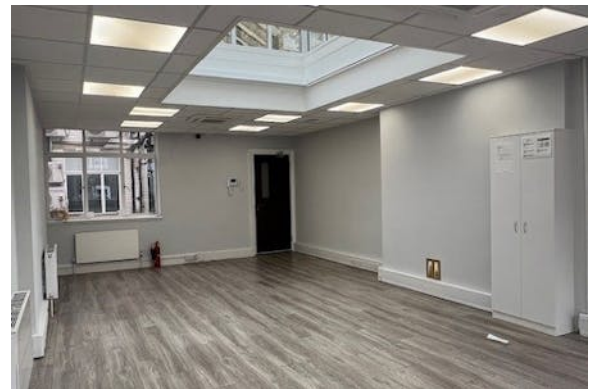
BUSINESS RATES

Rates Payable: £20.90 per sq ft

(based upon Rateable Value: £49,500.00 and UBR: England Small Business 49.9p)

SERVICE CHARGE

£27,500 per annum



VIEWING & FURTHER INFORMATION



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