

NEW INSTRUCTION**PART 1ST FLOOR, ONE CHAPEL PLACE, W1****APPROX. 1,711 SQ FT (159.0 SQ M)****NEWLY REFURBISHED OFFICES TO LET**

**Part 1st Floor
One Chapel Place
W1G 0BG**

- Newly refurbished offices
- Prime Marylebone Address
- Approx. 1,711 sq ft (NIA)
- Excellent natural light

LOCATION

One Chapel Place is situated on the corner of Chapel Place and Vere Street immediately north of Oxford Street.

The property is well situated to take advantage of London's West End amenities, shops, restaurants, and bars located in and around Oxford Street, Marylebone and Mayfair.

Bond Street (Central, Jubilee & Elizabeth Lines) is within a few minutes' walk and Oxford Circus (Victoria, Bakerloo, & Central line) is a short walk away.

DESCRIPTION

The part 1st floor offices are being newly refurbished and benefit from the following:

- Excellent natural light
- X2 Passenger lifts
- Air-conditioning
- Male, female and disabled access WC's
- Bike racks, shower, and locker facilities
- New Kitchenette
- Fibre connected
- Full access raised floor
- Modern reception with building commissionaire
- 24 hour access

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
Part 1 st floor	1,711	159.0

TERMS

A new sublease is available for a term until July 2028 (outside the Landlord & Tenant Act 1954, Part II, as amended).

OUTGOINGS

Rent: £85.00 per sq ft per annum exclusive

Service charge: £17.12 per sq ft per annum exclusive (YE 2023) approx.

Business Rates Payable: £36.99 per sq ft per annum exclusive (2023/24) approx.

*please note you are advised to make your own enquires in this regard.

VAT

The property is elected for VAT.

EPC

Available upon request

Please be advised that the Partners of Carter Jonas LLP hold a leasehold interest in the property

SUBJECT TO CONTRACT

Viewing strictly by appointment

Anders Horwood

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IMPORTANT INFORMATION

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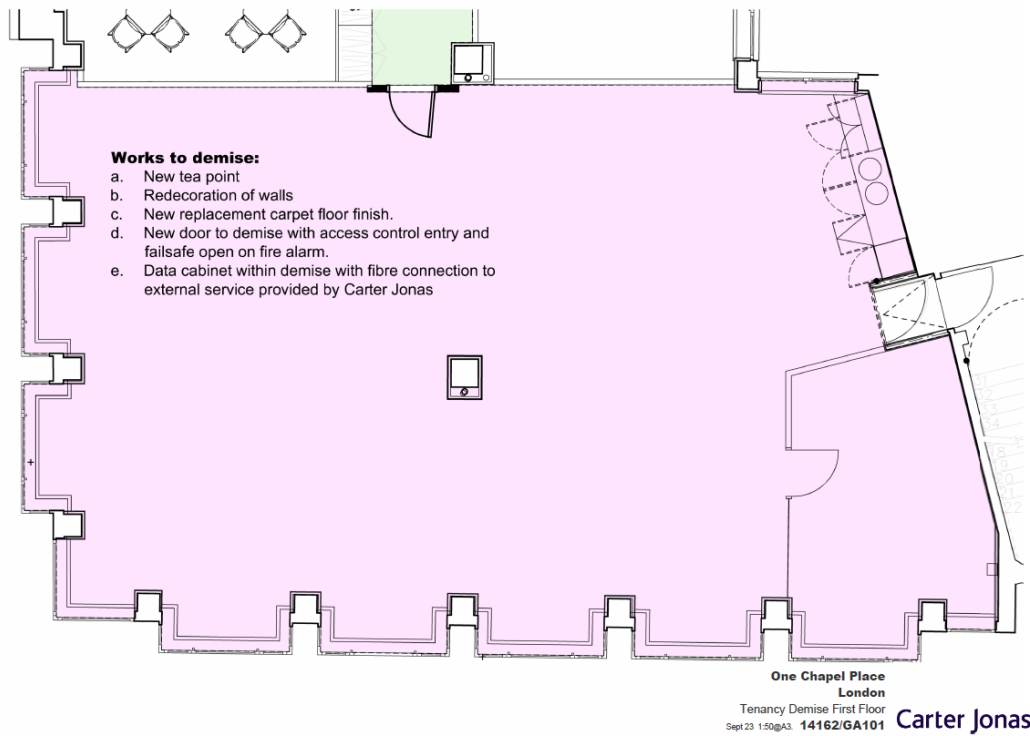
Carter Jonas



Image Courtesy of CoStar



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Floor Plan (not to scale)



Location Plan (not to scale)

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