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## 13A MACCLESFIELD STREET, CHINATOWN, LONDON, W1

### SECOND FLOOR OFFICE TO LET FULLY FITTED PLUG AND PLAY OFFICE SPACE BRIGHT, CORNER OFFICE WITH 10 DESKS AND KITCHENETTE



#### ACCOMMODATION

Second Floor- 400 sq ft

#### RENT

Passing rent **£22,800 per annum** i.e £57 per sq ft exclusive of rates, service charge, insurance and VAT (if applicable)

#### LEASE TERM

Assignment of the lease held until 29th of September 2021, outside the Landlord and Tenant Act

#### AMENITIES

- Fully air-conditioned
- Fiber Internet
- Five dedicated phone lines
- Demised kitchenette

#### RATES

Rateable value (2018) £18,000

Rates Payable (2018) £8,820

Interested parties are advised to make their own enquiries with the local authority

#### SERVICE CHARGE

£1,200 per annum i.e £4 per sq ft

#### EPC

The property has an EPC rating D (81). Full EPC is available on request

#### VIEWING

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#### LOCATION

The property is located in the heart of Chinatown on the corner of Macclesfield Street and Gerrard Street, with Soho, Piccadilly Circus and Leicester Square all being a stone's throw away. Picadilly Circus and Leicester Square tube stations are within 5 minutes walking distance and the locations is serviced by multiple bus routes

#### USE

B1 OFFICE SPACE

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