

9 SOUTH MOLTON STREET
LONDON, W1

FIRST FLOOR OFFICES TO LET
WITH SIGNIFICANT WINDOW FRONTAGE
AND CEILING HEIGHT APPROX 3m.
440 sq ft (40 sqm) approx

**LOCATION**

This prominent building is situated on the west side of the fashionable and pedestrianised South Molton Street, close to the junction Brook Street. The area is well served for restaurants, shopping and transport facilities with Bond Street and Oxford Circus underground stations close by benefitting from the Jubilee, Elizabeth, Victoria, Bakerloo and Central Lines.

DESCRIPTION The first-floor offices planned in clear open plan space, benefiting from excellent natural light and a ceiling height approx. 3m.

The floor area approx. 440 sq ft (40 sqm)



RENT £36,000 per annum exclusive plus VAT.

LEASE New Lease for a term to be agreed.

N.B Further space could be made available.

EPC C - 61

VIEWING By appointment through landlord's sole agents:

BTG Eddisons
Richard Spencer: 07778 521 230
&
Omar Saad: 07483 111 764

For more information, visit eddisons.com
020 3205 0204



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.