

# Barratt House

## 341 – 349 Oxford Street

### London W1



## Refurbished Offices in Excellent Location

1,592 sq ft (147.50 sq m) – 3,989 sq ft (370.17) To Let

### Location

Barratt House occupies a prominent position on the south side of Oxford Street at its junction with Woodstock Street, immediately to the west of its junction with New Bond Street. The property is served by excellent communications situated midway between Oxford Circus and Bond Street Stations (Bakerloo, Central, Victoria and Jubilee Lines).

020 7522 8500

## Accommodation

The approximate net internal areas are as follows:

Floor	Sq Ft	Sq M	Availability
5 <sup>th</sup>	1,592	147.90	November 2017
3 <sup>rd</sup>	2,397	222.27	June 2018
<b>Total</b>	<b>3,989</b>	<b>370.17</b>	

- Bright, open plan space
- Refurbished office accommodation
  - Excellent natural light
  - Roof terrace (5<sup>th</sup> floor)
- Four-pipe fan-coil air conditioning
  - Exposed services
- Excellent floor to ceiling height
  - Passenger lift

## Terms

A new lease for a term of five years.

## Quoting Rent

£59.50 per sq ft per annum, exclusive of all outgoings.

## Business Rates

The current Rates payable equate to approximately £25.00 per sq ft.

## Service Charge

The current Service Charge is approximately £11.00 per sq ft per annum.

## EPC

TBC

## Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

## Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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