

Preliminary Particulars

Castleman & Dean

1 Warwick Row
London
SW1E 5ER

TO LET - MAYFAIR

1,800 – 4,650 sq.ft.

EXCELLENT AIR-CONDITIONED OFFICES

‘VIEWPOINT’ 20 BALDERTON STREET. LONDON W1



Location

Viewpoint is a prestigious office building, extensively refurbished to a high standard in 2002 and situated at the junction of Balderton Street and Oxford Street, immediately opposite Selfridges.

Accommodation

Ground and first floor suites are available, either separately or together. The ground floor has two windows overlooking Balderton Street and a fully glazed entrance lobby opening directly from the main Building Reception.

The two floors are presently connected by an internal open staircase but can be entirely separated if required.

Both floors are fully fitted out with demountable partitioning to create individual offices, meeting rooms, storage areas, comms room, tea points and open working areas. At present, the premises are also fully furnished and capable of virtually immediate occupation.

Alternatively, the offices can be easily re-configured or returned to their basic ‘open plan’ arrangement if required (see outline floor plans over)

Approximate floor areas (including the internal staircase) are:

Ground Floor – 1,800 sq.ft. (167 sq.m.)

First Floor - 2,850 sq.ft. (265 sq.m.)

4,650 sq.ft. (432 sq.m.)

AMENITIES

- Full access raised floors
- VRV air conditioning with local controls
- Generous Building Reception
- Commissionaire
- Toilets (male & female) on all floors
- 3 passenger lifts

Terms

Both floors are held on a single Lease expiring in March 2017 subject to a mutual option to determine in March 2012 on 12 months prior notice. The Lease is contracted outside S. 24-28 of The Landlord and Tenant Act 1954 and the currently passing rent is £339,275 p.a.x., next subject to review in March 2012.

The premises are available as a whole by means of assignment or by underlease. Alternatively, each floor may be taken on a separate underlease at terms to be agreed. All underlettings are to be outside the L&T Act.

Outgoings

Rateable Value (2005 List) - £131,000

Service Charge (est. p.a.) - £8.75 p.s.f.

Viewing

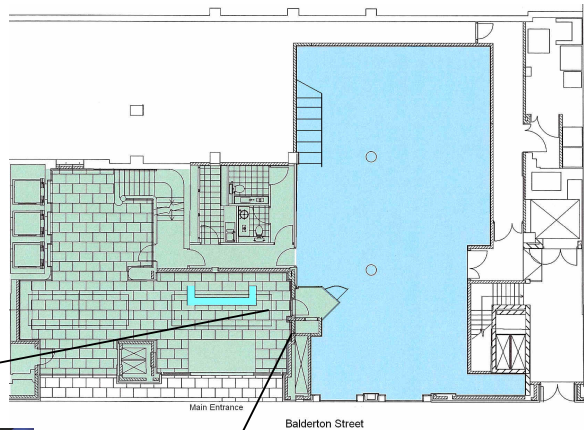
By appointment through:

Graham Pinner

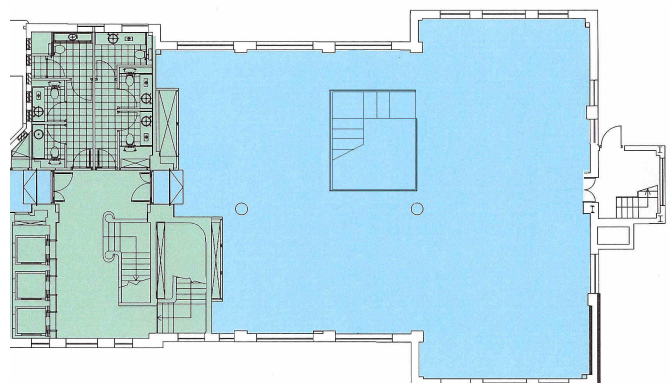
0203 004 9479

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Ground floor –
Basic layout



First floor –
Basic layout



These particulars are an outline for guidance only. Their accuracy should not be relied upon and they do not form part of any contract. All dimensions and floor areas are approximate and all rents/prices are stated exclusive of VAT, if applicable. Unless otherwise stated, floor areas are generally based on the RICS Code of Measuring Practice (Fourth Edition) but rounded to the nearest appropriate unit.

A member of the **Castleman & Dean** Real Estate Network
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