

Property Particulars

HIGH QUALITY FULLY FITTED HOLBORN OFFICES

4,095 SQ FT APPROX (380.43 SQ M)

LEASE FOR SALE

**MELBOURNE HOUSE
44/46 ALDWYCH
LONDON WC2**

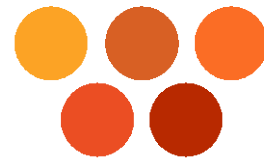


Location

Melbourne House is one of four outstanding buildings that together form Aldwych Quarter and includes the world-famous Bush House, former home of the BBC World Service. Just as the accommodation is ideally suited to the needs of today's leading businesses, so is the location – strategically positioned between the City and the West End, Covent Garden and the South Bank. Holborn (Central and Piccadilly Lines), Temple (Circle and District Lines) and Covent Garden (Piccadilly Line) are within walking distance.

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Description - The available accommodation comprises the entire 2nd floor offices having an approximate net internal floor area of 4,095 sq ft (380.43 sq m). The building was substantially refurbished in 2015 and the premises have been fitted out to the highest of standards to provide a mixture of cellular and open plan offices with meeting rooms and a marble lined reception. The space presents a first class opportunity for an incoming tenant to occupy a high quality fully fitted plug and play office in an excellent mid-town location.

Amenities

- High quality fit out in place
- 4-pipe fan coil air conditioning
- LG7 compliant lighting
- Raised floors
- 2 x 14 person passenger lifts
- 40 bicycle spaces with 5 showers
- Changing areas and lockers in basement
- Commissionaire
- 24 hour access
- Furniture available
- EPC C rating achieved
- Two fitted kitchens
- Fibre optic connectivity



Lease - The premises are held by way of an effective full repairing and insuring lease for a term to expire in December 2024 subject to review and tenants only option to break in December 2019. **The Tenant will benefit from a 4 month rent free period if the Lease is not broken.** The Lease is excluded from sections 24-28 of The Landlord and Tenant Act 1954 (Part 11) as amended.

Rent - £57.50 psf exclusive of rates and service charge.

Service Charge - Approx £13.97 psf.

Rates - Approx £25.85 psf. Interested parties are asked to verify with Westminster.

Legal costs - Each party responsible for their own costs.

Possession - Immediate upon completion of legal formalities.

Viewing - Strictly through joint sole agents as below:

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