



UNIQUE OFFICE BUILDING WITH ROOF TERRACE

1 RICHMOND MEWS (OFF DEAN STREET) W1

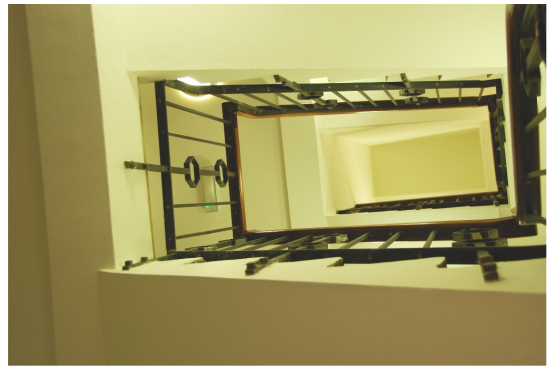
SITUATION

This property is situated in the heart of thriving Soho immediately opposite the trendy Soho Hotel. Piccadilly Circus, Oxford Circus and Tottenham Court Road Underground Stations are all within easy walking distance.

ACCOMMODATION

Comprises a self contained office building extensively refurbished 5 years ago and highly maintained by our client, totaling approximately 3,911 sq ft laid out open plan over ground, first, second and third floors with a separate comms room on the fourth floor and integral parking for 2 cars. A private roof terrace is accessible from the first floor.





FLOOR AREAS

Ground Floor	1,287 sq ft
1 ST Floor	873 sq ft
2 nd Floor	893 sq ft
3 rd Floor	828 sq ft
4 th Floor	30 sq ft (Comms Room)

TOTAL **3,911 sq ft**

AMENITIES

- COMFORT COOLING
- CAT 5E CABLING
- KITCHENETTE'S ON EACH FLOOR
- WOODEN FLOORS WITH OVERLAID CARPETING
- W.C'S ON EACH FLOOR
- ROOF TERRACE
- INTEGRAL PARKING FOR 2 CARS
- CCTV AND SECURITY ALARM

LEASE

Expires 3rd December 2016 subject to rent review 3rd December 2011.

RENT

£174,800 per annum exclusive.

PRICE

Offers invited for the benefit of the lease.

POSSESSION

Immediate upon completion of legal formalities.

VIEWING

By appointment through **SOLE AGENTS:**

Joshua Gilbery/Simon Korn

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