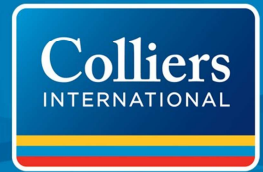


TO LET

REFURBISHED MARYLEBONE OFFICE FLOOR



67-69 George Street, LONDON, W1

- Newly refurbished
- Comfort cooling
- LG category III lighting
- Perimeter trunking
- Lift
- Demised kitchenette
- Demised WC facilities

853 sq ft (79.2 sq m)

£35.00 per sq ft per annum exclusive

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Property Ref: 20339

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67-69 George Street, LONDON, W1U 8LT



LOCATION

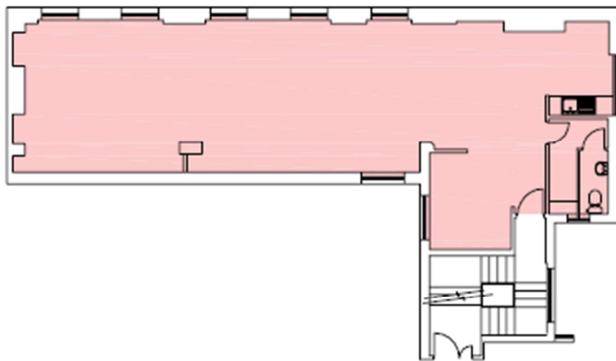
The property is situated on the south side of George Street, midway between Baker Street and Gloucester Place. Marble Arch, Bond Street and Baker Street Underground Stations are all within walking distance.

DESCRIPTION

The available accommodation is at the first floor mezzanine level. The floor plate has been refurbished to provide modern open plan office accommodation with a demised kitchenette and WC. The available accommodation is accessed via a common parts entrance hall. The building is serviced by a lift.

TERMS

A new Full Repairing and Insuring Lease direct from the Portman Estate for a term to be agreed.



Part First Floor Upper Mezzanine - Rear

AMENITIES

Newly refurbished
Comfort cooling
LG Category 3 lighting
Perimeter trunking
Lift
Demised kitchenette
Demised WC facilities

RENT

Quoting rent of £35.00 per sq ft per annum exclusive.

SERVICE CHARGE

£2.83 per sq ft per annum.

RATES

Estimated at £13.50 per sq ft for 2011-2012 (currently subject to appeal).

FLOOR AREAS

The Property has the following approximate net internal floor areas:

Floor	Size Sq Ft	Size Sq M
1 st Floor Mezzanine	853	79.2

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchaser, or Lessee or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
28/10/2010

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Energy Performance Certificate

Non-Domestic Building



PART 1ST FLOOR UPPER MEZZANINE
67-69, George Street
LONDON
W1U 8LT

Certificate Reference Number:
9511-3039-0396-0993-2125

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 65

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	88
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	47.57

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

65 If typical of the existing stock