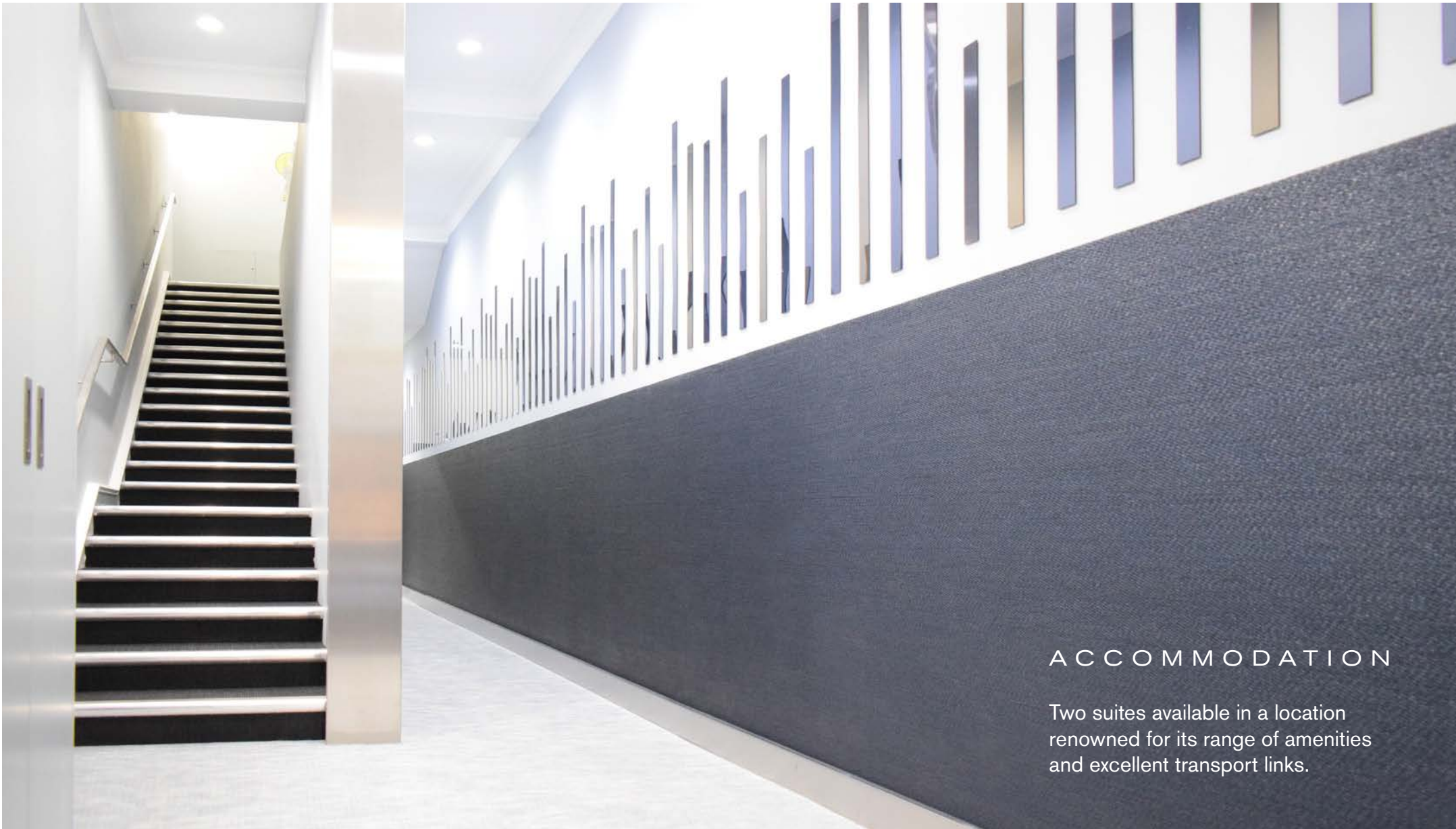


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NEW  
BOND  
ST  
W1



**FLEXIBLE USE  
INCLUDING OFFICE,  
MEDICAL & GALLERY**

**3<sup>RD</sup> FLOOR – 2,500 SQ FT  
1<sup>ST</sup> FLOOR – 3,898 SQ FT**



## ACCOMMODATION

Two suites available in a location renowned for its range of amenities and excellent transport links.





THIRD FLOOR

Fully-fitted and refurbished office suite of exceptional quality

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BOND  
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W1



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BOND  
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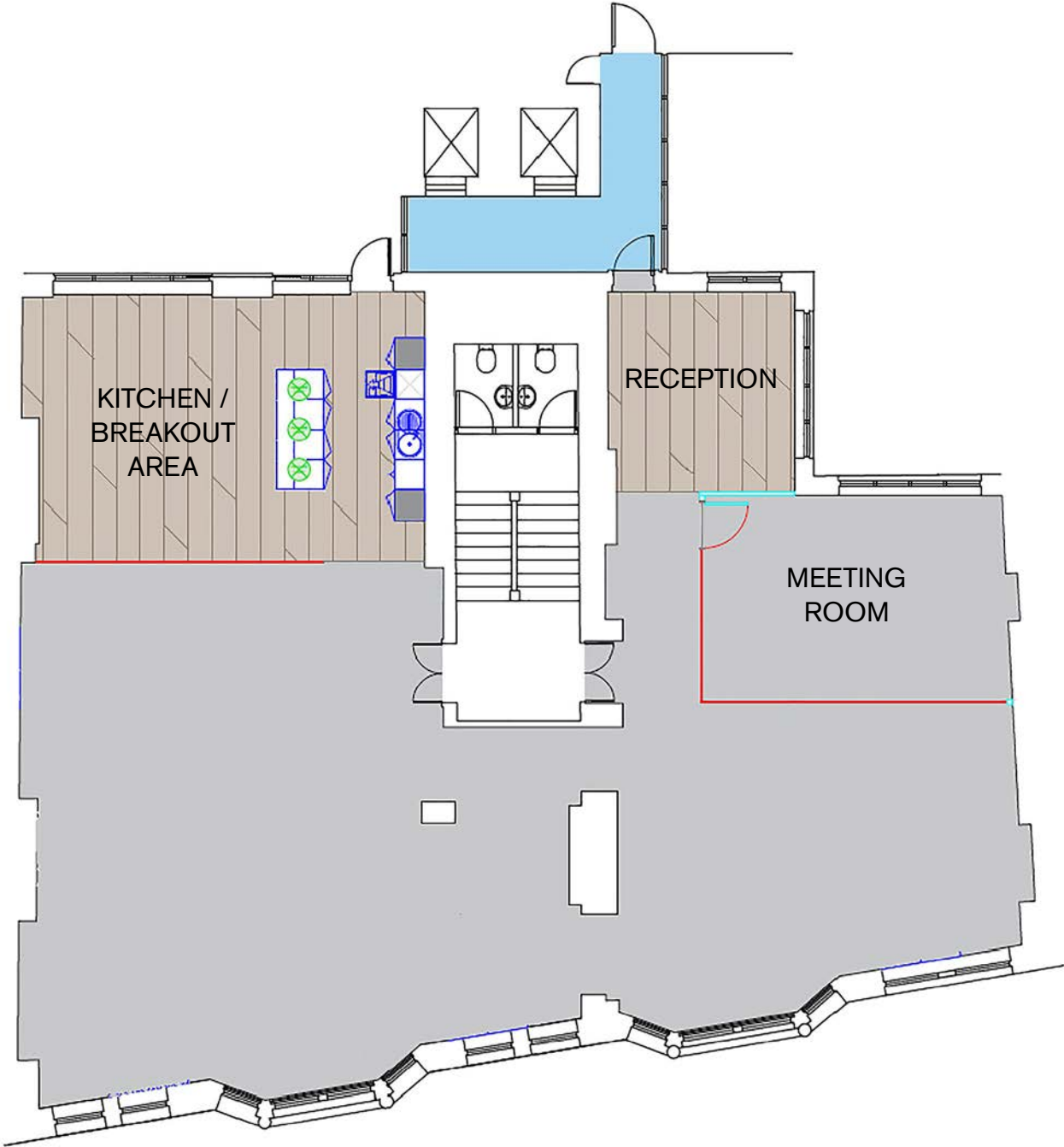
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THIRD FLOOR

AMENITIES

- Separate large board room/meeting room/private office
- New kitchen with breakout area
- Open plan layout
- Suspended ceiling
- New LED lighting
- High quality design and specification
- Air conditioning
- WC's
- Passenger lift x 2
- 24 hour access

SIZE	2,500 sq ft
RENT	£77 sq ft
RATES	£32 sq ft est.
SERVICE CHARGE	£10 sq ft







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## FIRST FLOOR

Shell and core



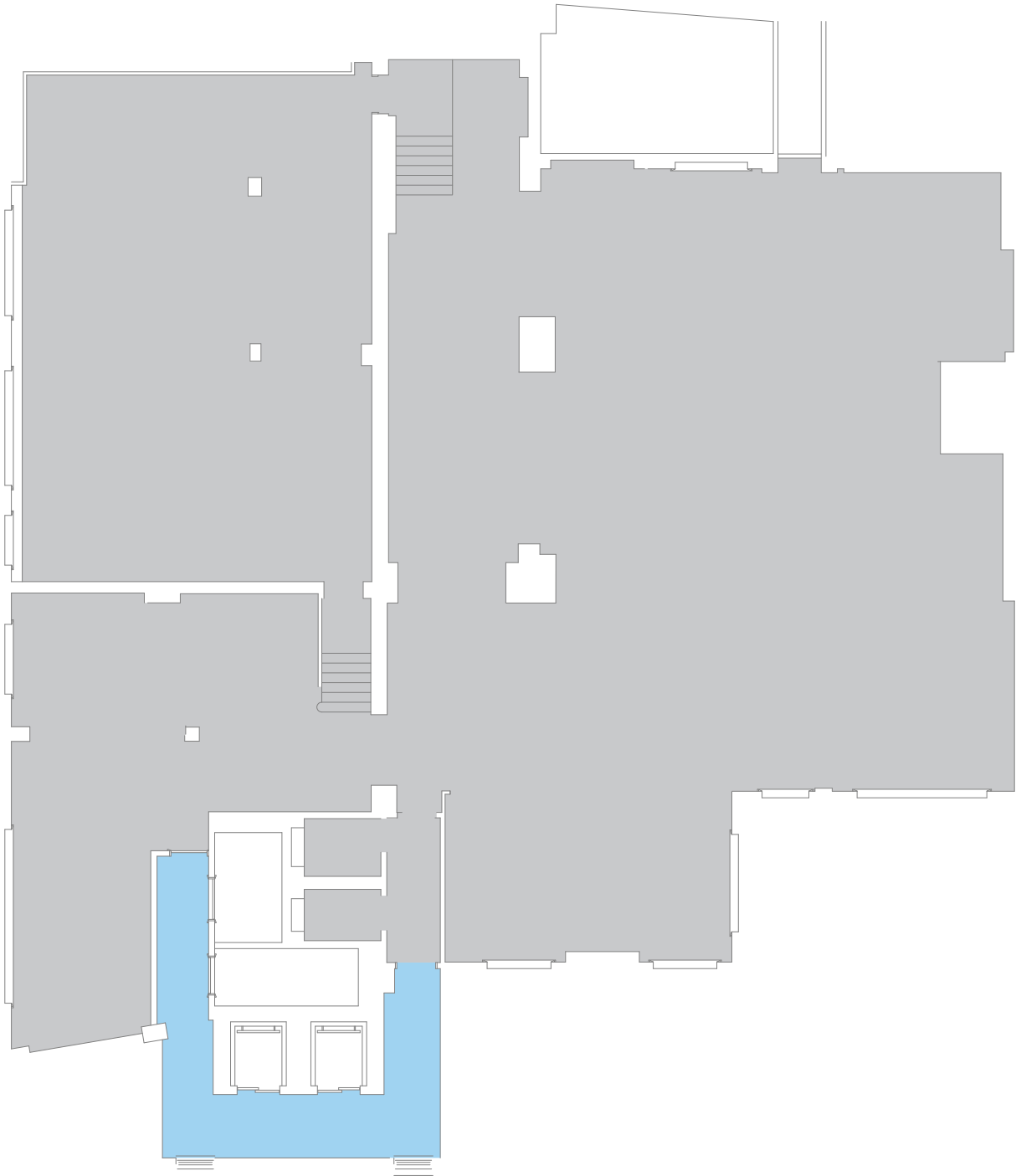
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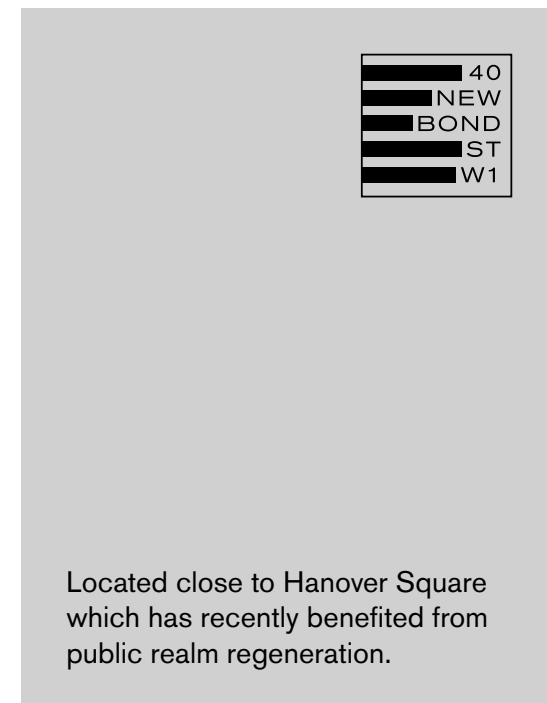
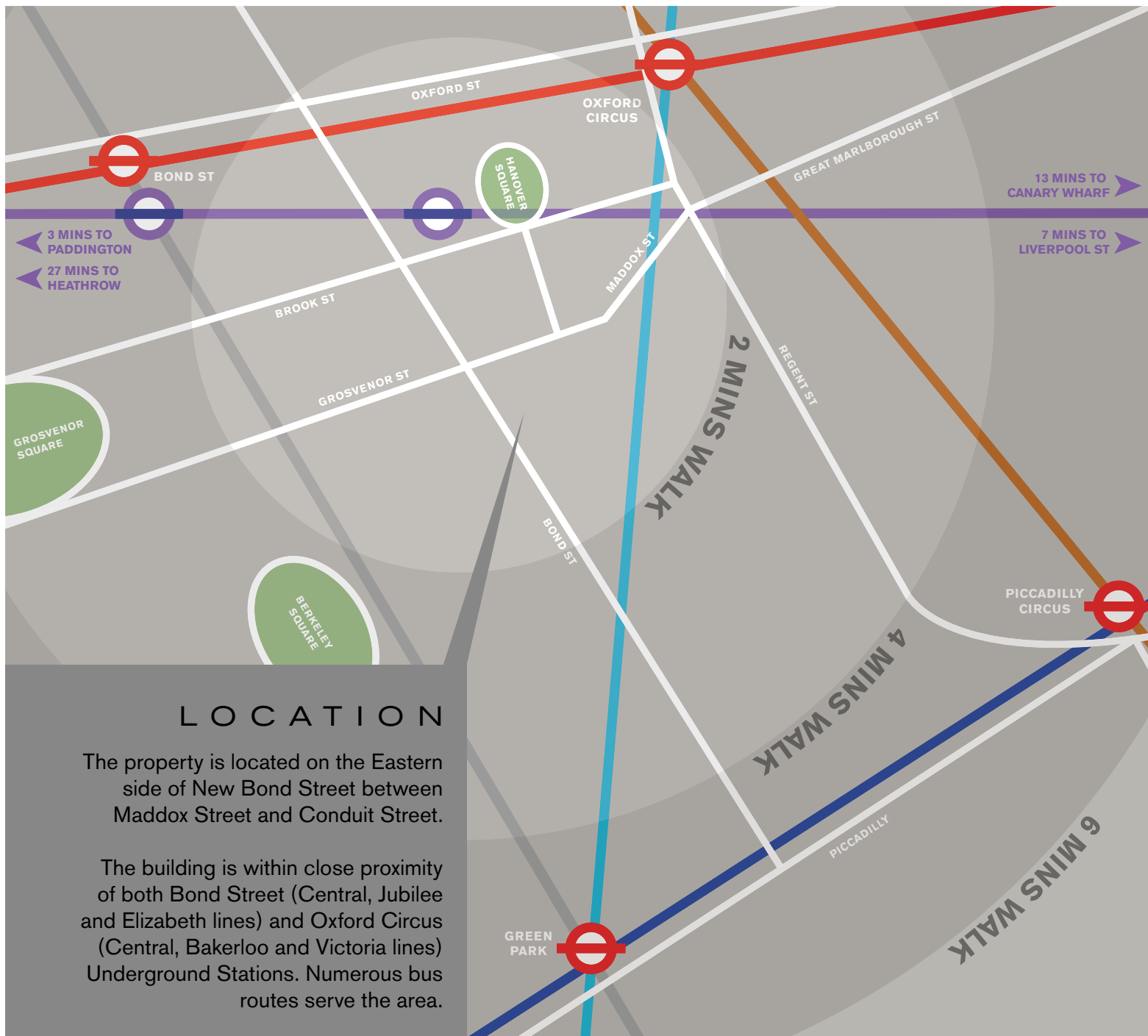
FIRST FLOOR

AMENITIES

- Available shell and core
- CAT A contribution to fitout or landlord fitout available
- Demised WCs
- Natural light on 3 aspects
- Expansive floor to ceiling height (3.8m)
- Passenger lift x 2

SIZE	3,898 sq ft
RENT	£65 sq ft
RATES	£32 sq ft est.
SERVICE CHARGE	£10 sq ft









## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING

Viewing is strictly by prior appointment through sole agents

## NEWMARK

Harry Hopson  
harry.hopson@nmrk.com  
020 7462 9137  
07587 539 047

David Hume  
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07973 248 756

New Leases available directly from The Landlord.

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