



47 Maddox Street

London

Rent

£45 psf

Service Charge

£15 psf. capped

Description

Both the 3rd and 4th floor at 47 Maddox Street are available to let now.

The floors both benefit from great natural light and a recent refurbishment.

Accommodation

Approximate net internal areas:

4th Floor	435 sq ft.	40 sq. m
3rd Floor	400 sq ft.	37 sq.m

OFFICE TO LET

Property Highlights

- Refurbished Office
- Grade II Listed
- 400-435 sq ft.

Location

Located in a prime position on Maddox Street in the heart of Mayfair, close to the junction with New Bond Street.

The unit is situated close to Hanover Square, which will be served by the Elizabeth Line.

Tenure

The property is available by way of a new lease directly from the landlord.

EPC

Available upon request.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

Percy Clarke

t 020-7462-9104
M 07826-672309
percy.clarke@nrmk.com

Harry Hopson

t 020-7462-9137
M 07587-539-047
harry.hopson@nrmk.com

84 Grosvenor Street
London, W1K 3JZ United
Kingdom

nrmk.com

NEWMARK

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Business Rates

We are advised that 2020/21 Rates Payable are £9,216 per annum (£21.19 per sq .ft)

Interested parties should make their own enquiries with City of Westminster Council.

Legal Costs

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

Amenities

- Perimeter Trunking
- Kitchenette
- Good natural light
- 24/7 access
- Demised WC (4th floor)
- Wooden effect flooring on the 4th floor
- Recent refurbishment of both floors
- Great Transport links

4th Floor Maddox Street



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NEWMARK

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3rd Floor Maddox Street



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