

**HARRISON LEGGETT**

**2 GEES COURT, ST CHRISTOPHERS PLACE, W1**  
**PRIME OFFICES TO LET**

**5<sup>TH</sup> FLOOR – 3,409 SQ FT**

**LOCATION**

The premises are located on the east of Gees Court close to the junction with St Christopher's Place. Transportation connections in the area are excellent the property being a short walk from Bond Street underground station. There are numerous hotels, bars, restaurants and cafes in the immediate area.

**DESCRIPTION**

The available space comprises the 5th floor, of this attractive building which was fully refurbished behind the façade in 2000 and which offers a mix of open plan and executive offices/meeting rooms, kitchen, comms room and roof terrace. The accommodation is fully fitted and in good order.

The building benefits from a large ground floor reception with 2 passenger lifts.

**AMENITIES**

- 2 x 13 PERSON PASSENGER LIFTS
- EXCELLENT NATURAL LIGHT
- FULLY FITTED
- COOLED
- ROOF TERRACE
- DEMISED WC'S

**TERM**

A lease term to expire December 2019, subject to a tenant only break in December 2014.

**RENT**

£42.50 p sq ft pa exclusive.

15 Berkeley Mews, London W1H 7AX

**020 7487 5265**

## **RATES**

We understand that the rates payable amount to approximately £17.40 per sq ft.

## **SERVICE CHARGE**

The SC is currently running at approximately £5.50 per sq ft

## **VIEWING**

Strictly through the joint agents Harrison Leggett & Bray Fox Smith

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