



**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

ROBERT ADAM  
STREET W1  
CITY OF WESTMINSTER

**TO LET**

**GROUND AND LOWER GROUND OFFICE FLOOR TO LET**

**ST PAUL'S CHURCH, ROBERT ADAM STREET, LONDON, W1U 3HW**

**DESCRIPTION**

The ground and lower ground floors provide a bright, smart space.

The ground floor is partitioned into 4 offices and a kitchenette. The ground floor benefits from good natural light and great floor-to-ceiling height.

The lower ground floor provides open-plan space and a meeting room. The floor benefits from 2 entrances and access to outside space.

**LOCATION**

The property occupies a fantastic position just off Manchester Square. The local area provides great amenities such as George Street and Marylebone High Street, both within a short walk. Local amenities include Souli, Food Philosophy and The Devonshire Arms.

The area is well connected, with Bond Street Station, Baker Street Station and Marble Arch Station all close by.

**ACCOMMODATION**

	SQ FT	SQ M
Ground floor	852	79.1
Lower Ground floor	449	42.0
<b>TOTAL</b>	<b>1,301</b>	<b>120.9</b>

**TENURE**

Available via a new lease direct from the Landlord.

**EPC**

Available on request

**AMENITIES / OPPORTUNITY**

- Good natural light
- Great floor-to-ceiling height
- Kitchenette on the ground floor
- 2 Car parking spaces are available at an additional cost.

**RENT**

An all-inclusive rent and service charge.

Ground - £37.50 per sq ft

Lower Ground - £27.50 per sq ft

**RATES**

We recommend interested parties to make their own enquiries with the local authority.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for its own legal fees.

**CAR PARKING SPACES**

Two spaces available for £520pcm



**VIEWINGS – 020 7389 1500**

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