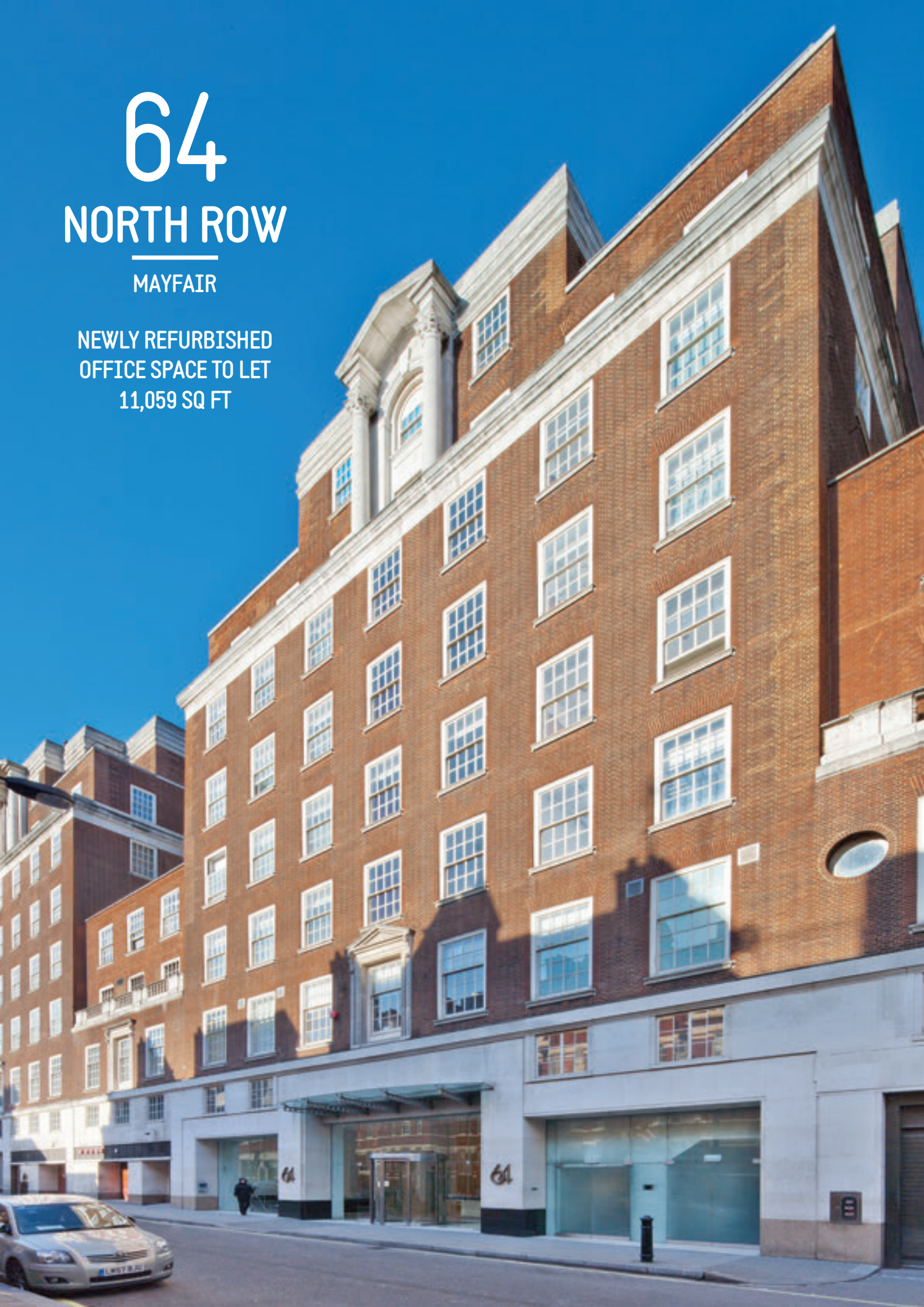


64

NORTH ROW

MAYFAIR

NEWLY REFURBISHED
OFFICE SPACE TO LET
11,059 SQ FT





Box.com fit-out – 2nd floor

64 North Row offers 11,059 sq ft (approximate NIA) of modern, efficient and flexible office accommodation.

The building benefits from a prestigious Mayfair address, with Marble Arch and Bond Street Underground stations a short walk away.

With a Virgin Active Health Club situated in the building and a location adjacent to Oxford Street, 64 North Row has world-class amenities on its doorstep.

3RD FLOOR

11,059 SQ FT
(1,027 SQ M) APPROXIMATE NIA



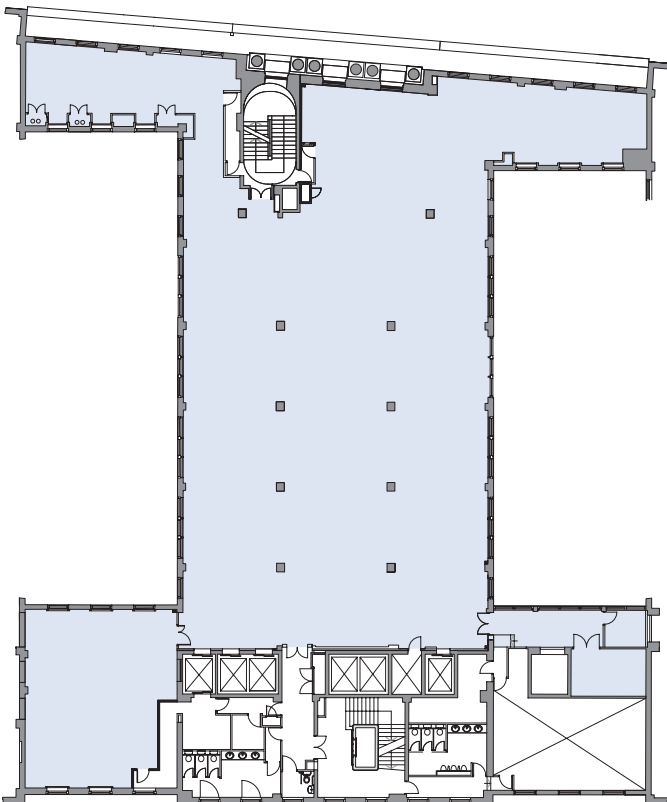


Indicative view

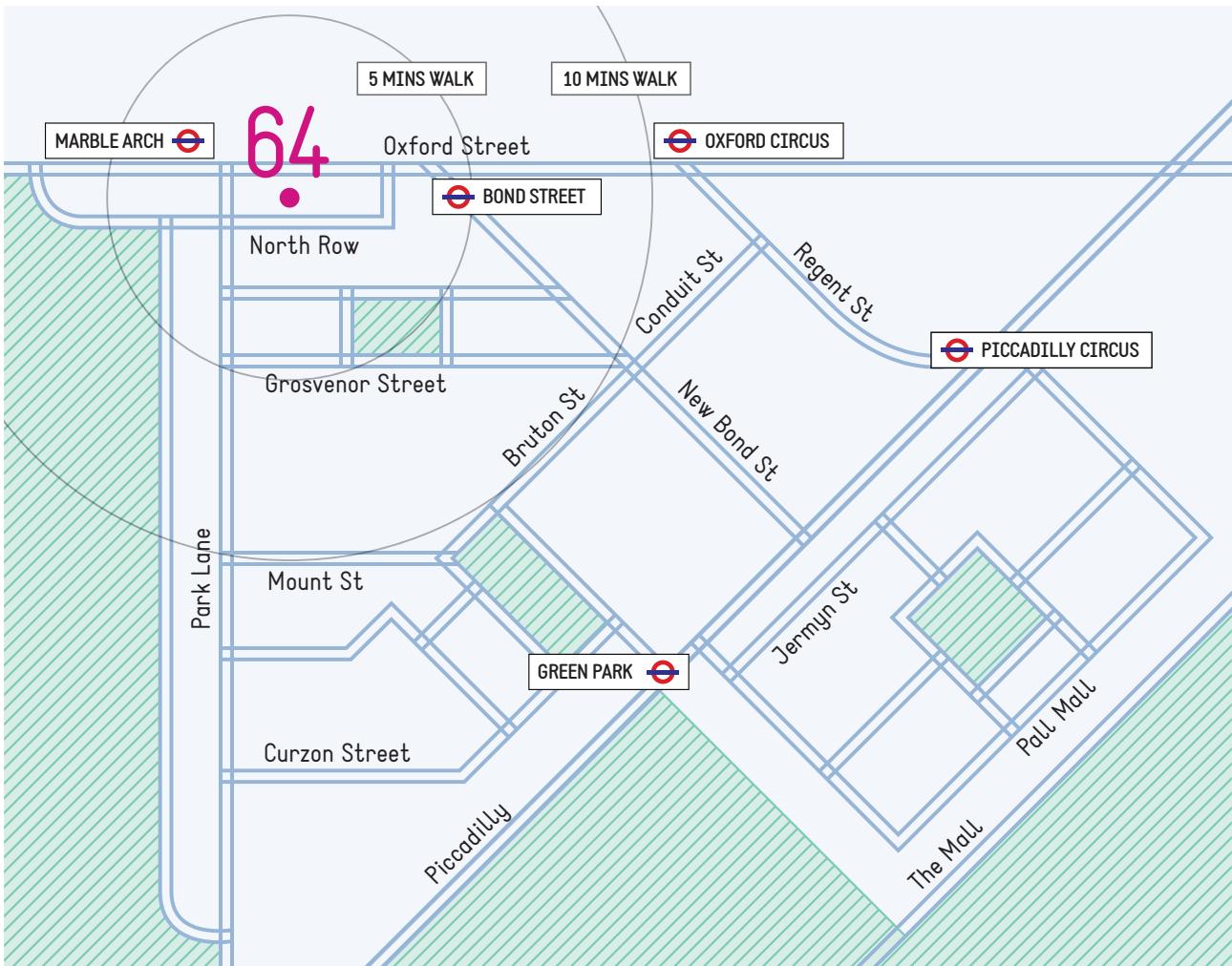
SPECIFICATION

- 4 pipe fan coil air conditioning
- Metal tile suspended ceiling
- Full access raised floors
- Reception with commissionaire and 24 hour security
- 3 x 16 person passenger lifts and a goods lift
- Secure parking spaces available by separate arrangement

* Services have not been tested.



Box.com fit-out – 2nd floor



WWW.64NORTHROW.COM

VIEWING

Strictly by appointment through the agents.

NATHALIE TYLER
 020 7152 5053
nathalie.tyler@eur.cushwake.com

SIMON GARFIELD
 020 7183 0414
simongarfield@simongarfield.net



TERMS

A new sublease for a term to expire in January 2018.

EPC

EPC RATING **E (110)**

For full EPC Rating information please refer to 64northrow.com

As a responsible Landlord, our client has regard to the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. The Code can also be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors (Tel: 020 7334 3806). In accordance with the Code our client is willing to consider alternative Lease terms to those proposed here. If you wish to suggest different terms, please set these out clearly. Please bear in mind that variations may affect the level of rent proposed. Misrepresentation Act: Cushman & Wakefield for themselves and for lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. (Jan 2014)