

HALLAM HOUSE

56-60 HALLAM STREET
LONDON W1W 6JL



ATTRACTIVE SELF-CONTAINED
CHARACTER OFFICE BUILDING

7610FT² (707M²)



Location

The building is situated close to the junction of Weymouth Street and Parallel to Portland place and Great Portland st. Underground stations are a 5 mins walk from Great Portland street (Circle, Hammersmith & City and Metropolitan Lines) and Regents Park (Bakerloo Line) stations. It is also a 10mins walk to Oxford st station (Victoria and Central Lines).

Rent

£440,000 per annum.

Lease

A new full repairing and insuring lease available for a term by arrangement. Terms to agreed directly with the landlord.

Occupation

Vacant possession by 1st July 2017.

Possession

Upon completion of legal formalities.

Business Rates

The accommodation has a total rateable value of £337,500. Estimates for 2017 rates payable amount will be £161,662 per annum. Interested parties should make their own enquiries through the local billing authority.

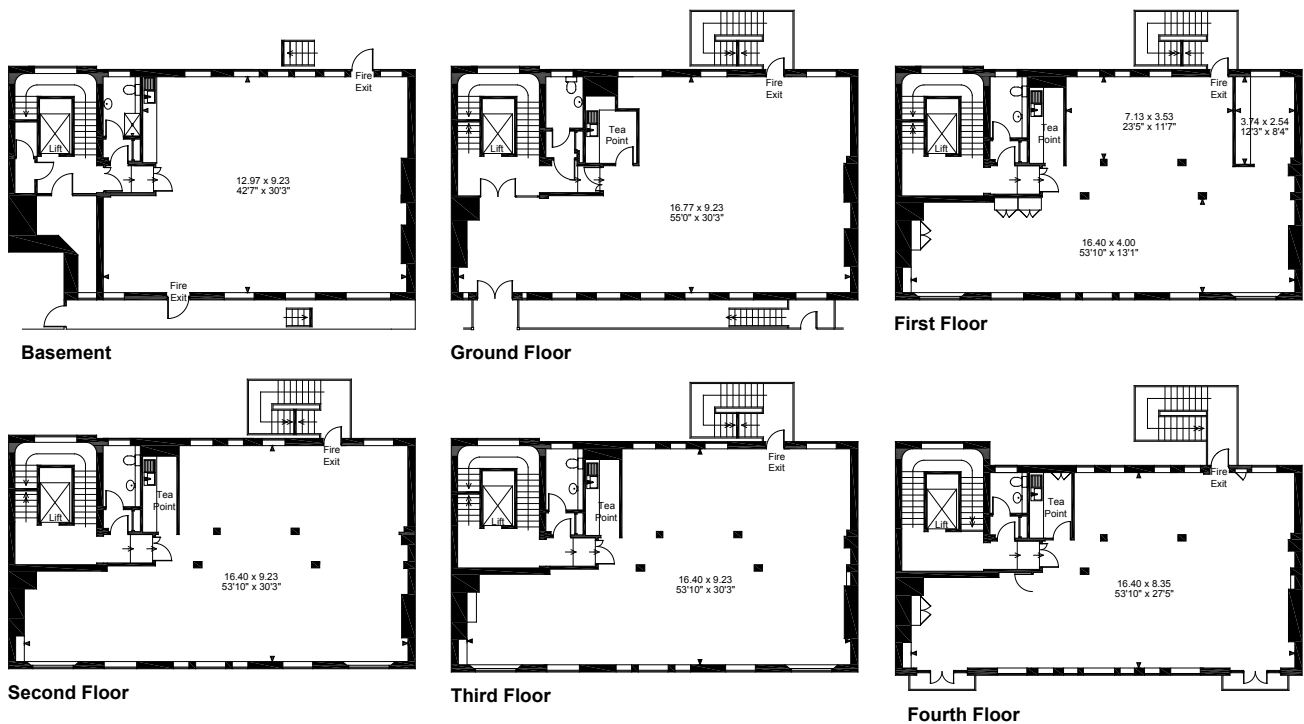
VAT

All prices quoted are exclusive of VAT.

Legal costs

Each party to be responsible for their own legal costs.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Accommodation

The self-contained office is divided into 6 floors benefitting from kitchenettes on each floor and a passenger lift.

Floor	FT ²	M ²
Lower Ground	1300	120.8
Ground	1175	109.2
1st Floor	1320	122.6
2nd Floor	1320	122.6
3rd Floor	1320	122.6
4th Floor	1175	109.2
Total	7610 ft² NIA	707.0 m² NIA

Amenities

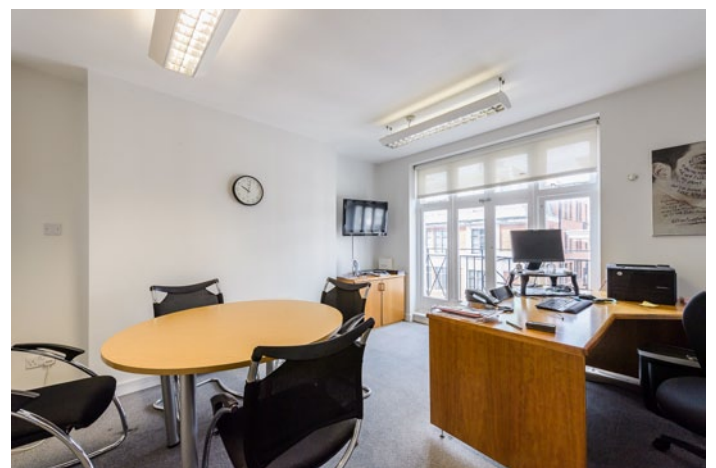
- Excellent Natural Light
- Kitchenettes on every floor
- Roof terrace with uninterrupted views
- WC's on every floor
- Passenger lift
- Shower on lower ground floor
- Cafes and restaurants close by
- Excellent public transportation
- Full central heating throughout

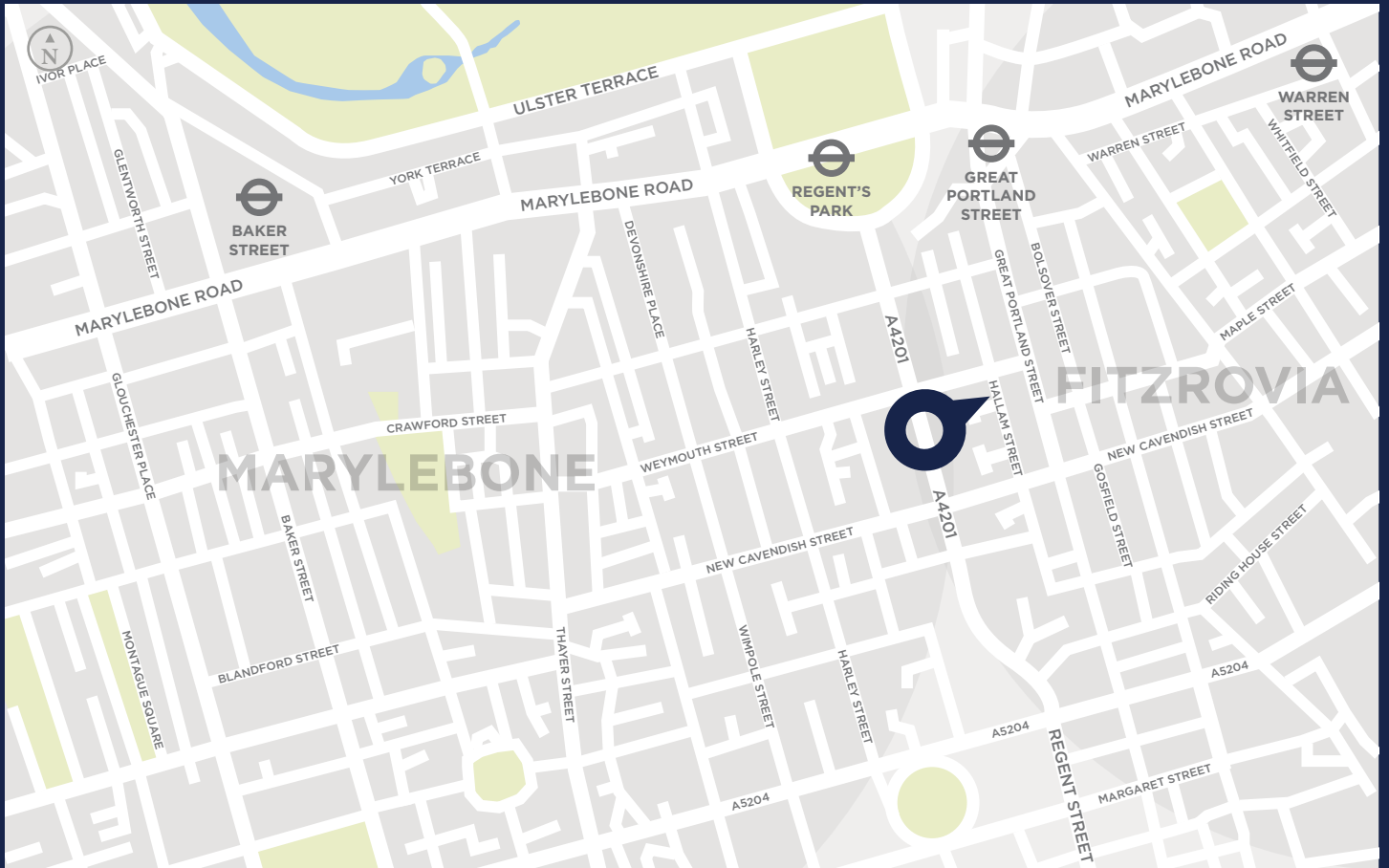
EPC

On request.

Measurements

IPMS measurements on request.





Gray Point

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Viewing and further information

Viewings strictly by prior appointment with
the sole agent details below.

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

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