AVAILABLE TO LET

7th Floor, 95 Aldwych, WC2

2,300 sq. ft | £31.07 per sq. ft | £71,464 PA (over remainder of term)

FRESSON AND TEE

Assignment of a lease expiring on 31 July 2019

To request a viewing call us on 020 7391 7100

For more information visit https://realla.co/m/24053-7th-floor-95-aldwych-london-wc2-7th-floor-95-aldwych

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FRESSON AND TEE

An assignment of an existing lease that provides a short term option in a classic Central London location

A 7th floor, self contained office suite benefiting from a suspended ceiling with inset lighting, air conditioning, raised floors, meeting rooms, kitchen and server room already in situ.

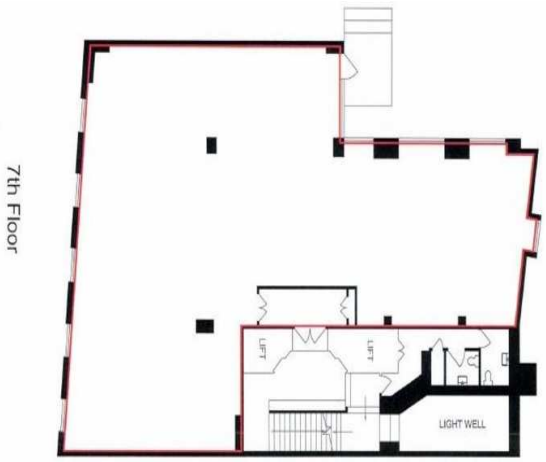
Highlights

- Rent payable over remainder of the term is £31.07 per sq. ft. / £71,464 PA
- Headline rent in passing is less than £42.50 per sq. ft
- Low service charge which is also capped
- A longer lease is possible, directly from the landlord
- Kitchen / break out area
- Air conditioned
- 3 meeting rooms
- Raised floors

Property details

Rent	£97,452 per annum (Passing)
Est. S/C	£7.70 psf
Est. rates payable	£22.00 psf
Size	2,300 sq ft
EPC category	C

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa
7th floor	2,300	£42.37	£7.70	£22.00	£165,761.00



More information

Visit microsite

https://realla.co/m/24053-7th-floor-95-aldwych-london-wc2-7th-floor-95-aldwych

Contact us

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