

**43-44 New Bond Street,  
London, W1**

**Fully fitted Gallery or Office Opportunity**



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## Location

This characterful building occupies a prominent position close to the junction of Grosvenor Street and Maddox Street, on New Bond Street. The premises has been fully refurbished to an excellent standard and is in perfect condition for a new occupier to move immediately into. Located on the 5th floor above the well-presented Wempe store, the space benefits from views across New Bond Street. Prestigious surrounding occupiers include; Sotheby's Opera Gallery, Smythson, IWC, the new Corneliani flagship, Galerie Bartoux, Halcyon Gallery and Eden Fine Art Gallery.

Only a short distance from The Property will be the new Hanover Square Cross Rail Station.

## Accommodation (NIA)

The beautiful fully fitted accommodation is located on the 5th floor, arranged with an open plan gallery/office, kitchenette, shower room and study.

Description	sq ft	sq m
5th Floor	698	64.8
<b>Total</b>	<b>698</b>	<b>64.8</b>

## Rent

£37,000 per annum

## Tenure

The premises are available by way of an assignment. The existing lease expires 28th September 2023 with no further rent review. The security of tenure provisions of the Landlord and Tenant Act 1954 are excluded.

## Premium

Please get in touch to discuss

## Service Charge

The current annual service charge contribution is approximately £6,540.

## EPC

An EPC is available on request. .



## Rates

The rateable value of the premises is £34,000, with the rates currently payable being approx. £16,966. (UBR 20/21 of £0.499.)

Interested parties to make enquiries with the local authority.

## Legal Costs

Each party to be responsible for their legal and professional costs incurred.

## Further Information

### Roger Sharpley

T 020 7747 0150

E [roger.sharpley@levyrealstate.co.uk](mailto:roger.sharpley@levyrealstate.co.uk)

### Liv England

T 020 7747 0154

E [liv.england@levyrealstate.co.uk](mailto:liv.england@levyrealstate.co.uk)

### Matt Paulson-Ellis

T 020 7747 0151

E [matt.paulson-ellis@levyrealstate.co.uk](mailto:matt.paulson-ellis@levyrealstate.co.uk)

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Levy Real Estate LLP  
Nuffield House, 41-46 Piccadilly  
London W1J 0DS

T +44 20 7930 1070

E [info@levyrealstate.co.uk](mailto:info@levyrealstate.co.uk)

[www.levyrealstate.co.uk](http://www.levyrealstate.co.uk)

