

TO LET

**SUPERB SELF CONTAINED BUILDING WITH
THE BENEFIT OF F1 EDUCATIONAL
OR OFFICE USE**

11,102 SQ. FT.

10 DUCHESS STREET, LONDON W1G 9AB



Location:

The building is located on the south side of Duchess Street close to the junction with Portland Place. Transport links are excellent with Oxford Circus (Central, Victoria, Bakerloo Lines) and Bond Street (Central Line, Elizabeth Line) being within a 5 minute walk.

Accommodation: The building comprises a mixture of classrooms and offices located on Lower Ground Floor to Third Floor, fitted out to a high standard offering excellent natural light throughout.

The floor areas are as follows:

3 rd floor -	2,228 sq. ft.
2 nd floor -	2,605 sq. ft.
1 st floor -	2,713 sq. ft.
Ground Floor -	2,050 sq. ft.
Lower Ground Floor	1,500 sq. ft.

Total **11,102 sq. ft.**

Lease: A Full Repairing and Insuring Lease for a term to expire 6th December 2030 subject to a rent review 6th December 2025.

Rent: £750,000 per annum exclusive.

Rates Rates Payable £24.50 per sq ft approximately.

Legal Costs: Each party is to bear their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through sole agents.

**JAMES ANDREW
INTERNATIONAL**

Mark Kleinman
James Andrew International
T: 0207 224 4436
M: 07831 350 200
E: mkleinman@jamesandrew.co.uk