

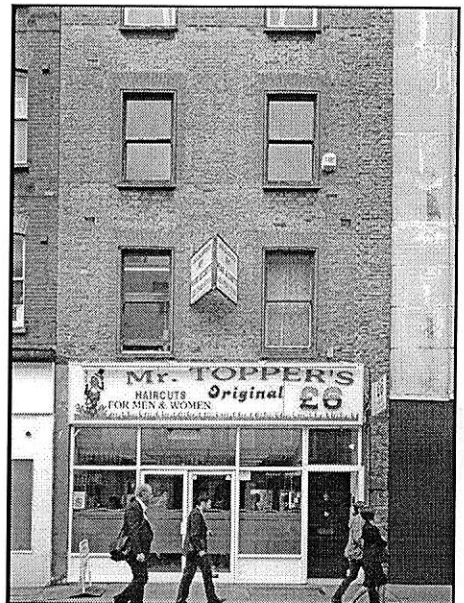


**Paul Simon Seaton**  
Commercial & Investment

# FIRST FLOOR OFFICE TO LET

## BY WAY OF NEW LEASE

48 Godge Street, London, W1T 4LX



## LOCATION

In close proximity to Godge Street underground station and within easy reach to Oxford Street, Tottenham Court Road, and Covent Garden.

**020 8800 4321**  
[www.psscommercial.com](http://www.psscommercial.com)

[info@psscommercial.com](mailto:info@psscommercial.com)

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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## **DESCRIPTION**

**Office to let on the first floor of this mid terraced period property.**

**The accommodation comprises of approximately 109 Sq Ft and benefits from having good natural light.**

## **RENT**

**£8,320 Per annum (£160 per week)**

## **TENURE**

**By way of new FR & I Lease – Terms to be agreed**

## **RATES AND SERVICE CHARGES**

**T.B.C**

## **COST**

**Ingoing tenant to bear both sides reasonable related legal costs**

## **VIEWING**

**Via owners agents Paul Simon Seaton Commercial 020 8800 4321**

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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