

## NEW PREMIER HOUSE 150 SOUTHAMPTON ROW LONDON WC1

### FROM 983 SQ FT (91 SQ M) APPROX



#### LOCATION

The property is located on the east side of Southampton Row close to Russell Square. Holborn (Central and Piccadilly Lines) and Russell Square (Piccadilly Line) Underground Stations are both within walking distance.

# ACCOMMODATION & QUOTING RENTS

The following accommodation is currently available:

7 <sup>th</sup> floor (front)	1,615 sq ft	£38,000 pax
7 <sup>th</sup> floor (rear)	1,244 sq ft	£29,250 pax
6 <sup>th</sup> floor (front)	750 sq ft	U/O
6 <sup>th</sup> floor (rear)	1,313 sq ft	£29,000 pax
5 <sup>th</sup> floor (front)	1,772 sq ft	LET
2 <sup>nd</sup> floor (rear)	983 sq ft	£21,000 pax
1 <sup>st</sup> Floor (front)	1,730 sq ft	U/O
1 <sup>st</sup> Floor (rear)	2,179 sq ft	£48,000 pax

Note: These are management floor areas, subject to verification by onsite measurement.

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable).

#### AMENITIES AIR CONDITIONING (7<sup>TH</sup>, 5<sup>TH</sup> & 1<sup>ST</sup> FLOOR SUITES ONLY)\* CENTRAL HEATING \* 8 PERSON PASSENGER LIFT \* ONSITE BUILDING MANAGER \* VIDEO ENTRYPHONE \* DISABLED WC FACILITIES \* EXCELLENT NATURAL LIGHT\*



1st floor front

- **<u>TERMS</u>** The premises are offered on new leases for terms by arrangement, direct from the landlord.
- **<u>RATES</u>** Interested parties are advised to make their own enquiries to verify the level of rates payable in respect of each suite.
- **SERVICE** The current on account service charge is based on approx £9.75 per sq ft, exclusive of VAT.

**<u>VIEWING</u>** By appointment through joint sole agents:

Pearl & Coutts 020 7843 3788 Gale Priggen & Co 020 7404 5043

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CHARGE