

AVAILABLE NOW

Single floor of 12,179 sq ft with terraces plus 1,885 sq ft of Grade A, Fitted Offices



BUILDING FEATURES

TOTAL SQUARE FEET	14,064 sq ft
PASSING RENT	£90.00 psf
RATES	£40.00 psf
SERVICE CHARGE	£13.28 psf
VAT	Elected

Description

- Eagle Place is a highly attractive development providing premium office accommodation.
- A peninsula site located between Piccadilly and Jermyn Street, it benefits from excellent natural light, high ceilings and terraces.
- Well located just moments from Piccadilly Circus Underground Station (Piccadilly Line and Bakerloo Line), and from both Green Park (Jubilee Line and Victoria Line) and Leicester Square (Northern Line).
- 12,179 sq ft of space on the 5th Floor and 1,885 sq ft of space on the 1st Floor .

Property Features

- Excellent ceiling heights – 2.85m
- 4-pipe fan coil air conditioning.
- Fully accessible raised floors throughout (150mm).
- Dedicated male and female WCs.
- Attractive double height glazed reception area.
- Three 13 person lifts.
- 11 showers, changing rooms and drying room.
- 72 bicycle racks plus lockers.
- Terraces on the 5th floor.
- BREEAM Excellent target (Geothermal piles and rain water harvesting).

Availability

- Assignment or Sublease Inside the Act until January 2024.
- New Lease available direct from the Landlord.

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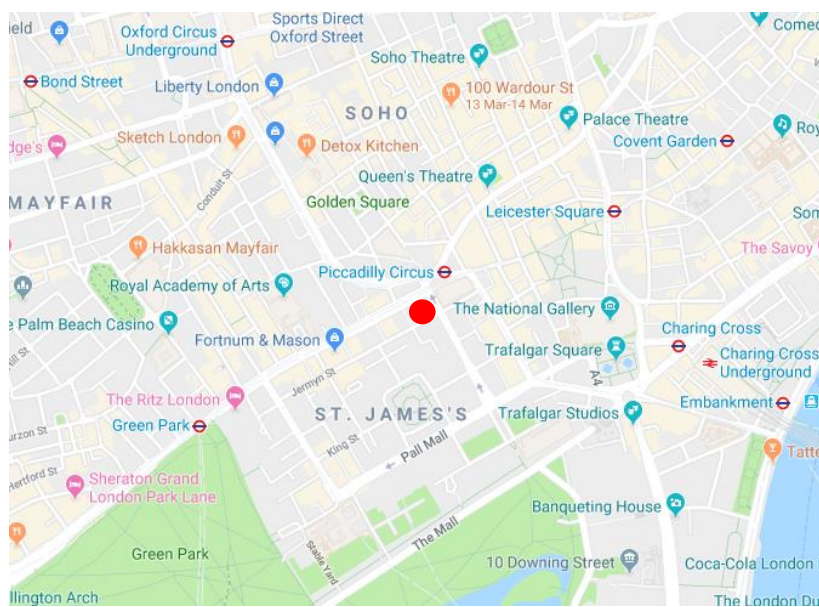
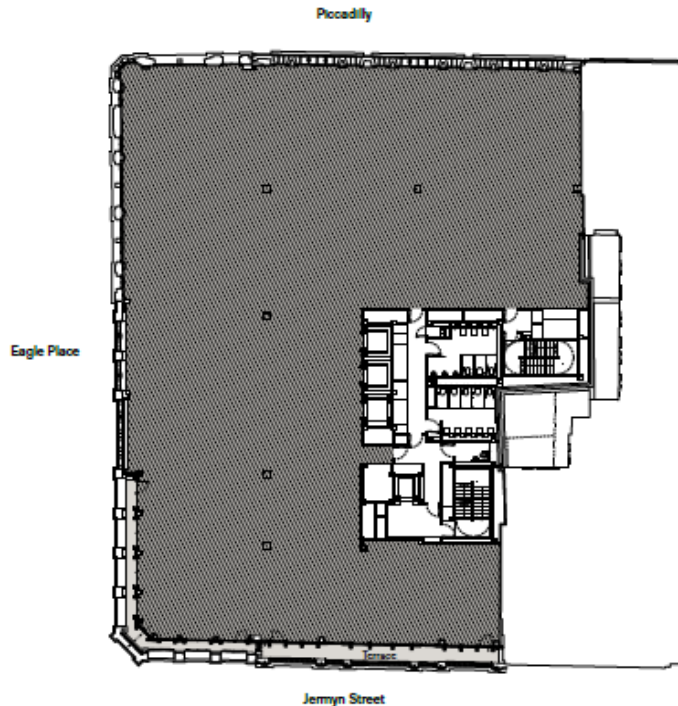
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Fifth floor:



FLOOR	SQ FT	SQ M	AVAILABILITY	PASSING RENT
5 TH	12,179	1,131	Available	£90 per sq ft
1 ST	1,885	175	Available	£80 per sq ft