



LDG

The
Creative
Property Team

www.ldg.co.uk

156 NEW CAVENDISH STREET

office to let 2 of 4

USE

A1/ B1

SIZE

894.48 SQ.FT. | 83.1 SQM.

FLOOR

Ground Floor

THE SPACE

The space features a fantastic frontage and large windows facing on to New Cavendish Street, filling the space with an abundance of natural light. Inside, the space benefits from marble styled tiles, high ceilings and air-conditioning. The workspace provides, a combination of showroom space, informal meeting area and functional office space.

HIGHLIGHTS

- Full Glass Frontage Perfect for a Showroom/Retail
- Own Entrance with Excellent Branding Opportunities
- Opportunity for Street Frontage Seating
- Attractive Period Façade
- Fitted with Private Offices / Meeting Room
- Excellent Ceiling Height
- Marble-Styled Flooring
- Air-Conditioning
- Demised Cloakrooms & Kitchenette

CONNECTIVITY

We are awaiting the details of connectivity in situ. Further information is available upon request.

COSTINGS

	PSF	PER ANNUM
Rent	£51.45	£46,000.00
Rates	£19.44	£ 17,388.00
Service Charge	N/A	N/A
TOTAL	£70.89	£63,388.00
Estimated Monthly Costs.		£5282.33

N.B – Typically commercial rents are paid quarterly in advance.

LEASE

A new sublease expiring 6 September 2020. A longer lease is available direct with the Landlord subject to simultaneous surrender of the existing lease and a premium. The new lease will be outside the Landlord and Tenant Act.

WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 6YW

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Goodge Street.	6 mins
Warren Street.	8 mins
Great Portland Street.	7 mins
Regent's Park.	10 mins
Oxford Circus.	11 mins

EATS

- Portland
- Scandinavian Kitchen
- Honest Burger
- Picture
- Riding House Café
- Clipstone

LIQUID LUNCH

- The Stags Head
- Crown & Sceptre
- The Mason Arms
- Horse & Groom
- The Lucky Pig
- Iberica

A STRETCH AWAY

- PureGym
- F45
- Psyche
- The Gym
- Define London
- Regents Park

LOCAL AUTHORITY

Westminster.



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READY TO TALK?

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WELCOME TO 156 NEW CAVENDISH STREET



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OUR FRIENDLY FACES



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