

FLEXIBLE  
WEST END  
WORK SPACE



REGENT  
STREET  
OFFICE DIRECT

7  
HEDDON  
STREET

3RD FLOOR

# 7 HEDDON STREET

Available  
**3RD FLOOR,**  
**2,069 SQ FT**



## OVERVIEW

Ideally located just off Regent Street within close proximity to both Oxford Circus and Piccadilly Circus tube stations.

This bright floor on Heddton Street offers an open plan configuration with fitted kitchen, boardroom and meeting room and benefits from excellent natural light, direct lift access, air-conditioning and great views.

A fantastic opportunity to be in the heart of Heddton Street, known for its tranquil settings filled with restaurants and bars away from the hustle of Regent Street.

## FEATURES

- Newly refurbished
- Fitted boardroom and meeting room
- Fitted kitchen
- Air conditioning
- Direct lift access
- Discounted access to boardroom at One Heddton Street

## OUR TERMS

**LEASE LENGTH:**  
3 years

**BREAK CLAUSE:**  
6 months' notice

**BUSINESS RATES:**  
£26.05 psf approx.

## RENT

**£72.50 PER SQ FT**

Rents are quoted exclusive of VAT.  
Subject to contract.

## VIEWING

Strictly by appointment through the sole agents.

**ALKA JOTANGIA /**  
**LEASING EXECUTIVE**

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