

2 CAVENDISH SQUARE, W1



NEWLY REFURBISHED OFFICES TO LET
3,098 – 18,571 SQ FT

GERALDEVE



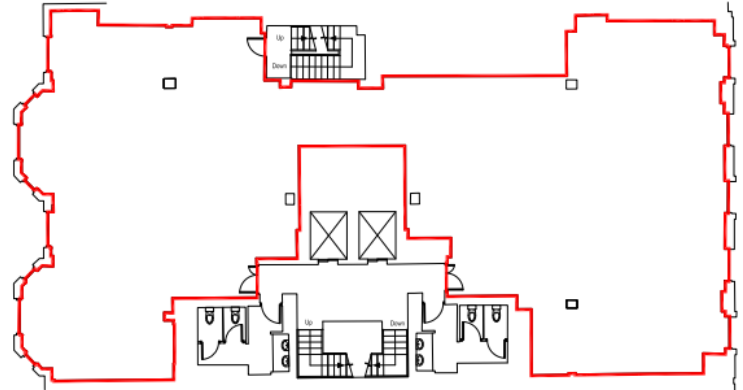
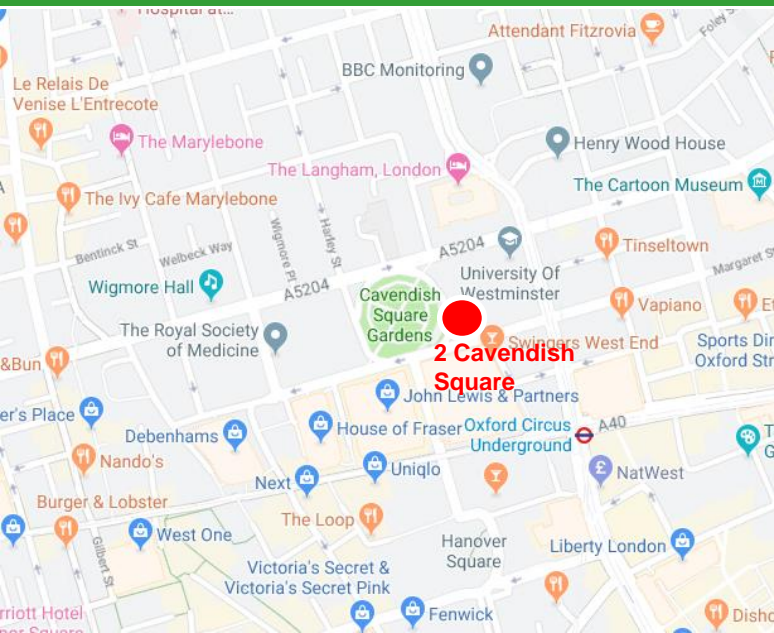
**2 CAVENDISH SQUARE,
MARYLEBONE, W1**

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Location

The Property is located on the east side of Cavendish Square, in the heart of the West End. It is conveniently located within a short walk of Oxford Circus Underground station (Victoria, Bakerloo and Central lines). The surrounding streets of both Marylebone and Fitzrovia offer superb local amenities with high quality restaurants, coffee shops, bars, international hotels and retail amenities.

Description

2 Cavendish Square is an attractive building providing modern high specification offices behind a retained period façade. The available floors, reception area and common parts are undergoing a full refurbishment to a high CAT A specification. The floors benefit from excellent natural light and directly overlook Cavendish Square.

Specification

- Undergoing a rolling refurbishment to 'Grade A' specification
- New 4 pipe fan coil air conditioning
- Raised floors
- Private terraces to Floors 2 & 3
- LG7 lighting
- 2 x 10 person passenger lifts
- New remodelled contemporary reception
- Commissionaire
- Excellent natural light
- New showers, lockers and changing rooms to be created
- New cycle storage at lower ground floor

Floor Areas

4th Floor:	3,241 sq ft	Q1 2020
3rd Floor:	3,203 sq ft	Q1 2020
2nd Floor:	3,725 sq ft	Q4 2019
1st Floor:	4,604 sq ft	Q1 2020
Ground Floor:	LET	
LG Floor:	3,098 sq ft	Q1 2020

Term

A new lease is available direct from the Howard de Walden Estate

Rent

Upon application

Rates (2019/2020)

£31.77 per sq ft

Service Charge

£12.50 per sq ft

Viewing

By appointment through Gerald Eve LLP, the Howard de Walden Estate or joint agents GN2.

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