



**9 ORANGE STREET LONDON WC2**

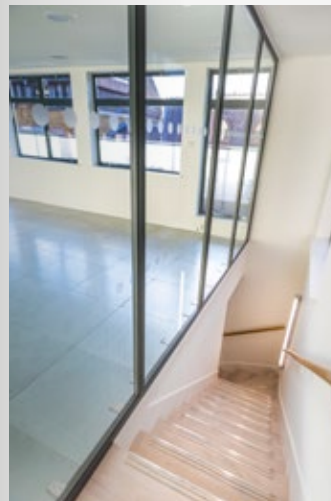
Dynamic offices in the  
heart of the West End

**1,658 - 5,339 sq ft**

## a modern space

High quality, refurbished office accommodation in a prominent corner building with frontages to both Orange Street and Oxendon Street, just off Haymarket.

Available as a self contained HQ building or on a floor by floor basis.



# location



- 1 Dover Street Market
- 2 Ole & Steen
- 3 Theatre Royal Haymarket
- 4 St James's Square
- 5 The Paper Aviary
- 6 Leicester Square
- 7 Aquavit



Located in the very centre of the West End, uniting the exclusive and prestigious area of St James's with the creative and stimulating areas of Soho and Covent Garden. 9 Orange Street is ideally positioned amongst some of the best restaurants, bars and shops that London has to offer.

## Restaurants

- 1 Duck & Waffle Local
- 2 Ole & Steen
- 3 Norte by Bilbao Berria
- 4 Villandry
- 5 Estatoria Milos
- 6 J Sheekey
- 7 The National Cafe
- 8 Kiln
- 9 HIX Soho
- 10 Dishoom
- 11 The Ivy
- 12 Gaultier Soho

## Other

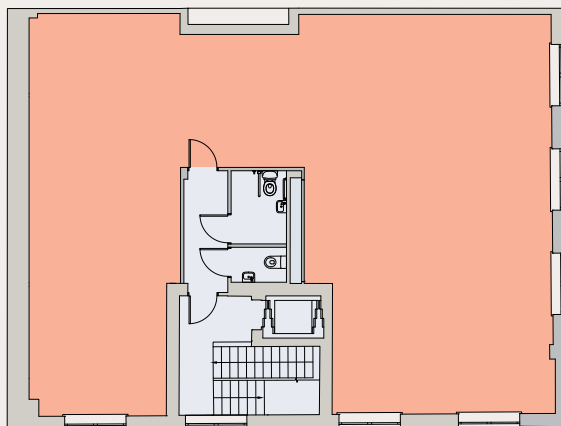
- 1 Dover Street Market
- 2 Harold Pinter Theatre
- 3 St James's Market
- 4 Wholefoods
- 5 The Clubhouse
- 6 Sofitel So SPA
- 7 Odeon Cinema
- 8 ENO
- 9 National Portrait Gallery
- 10 National Gallery

# the building

## Schedule of Areas

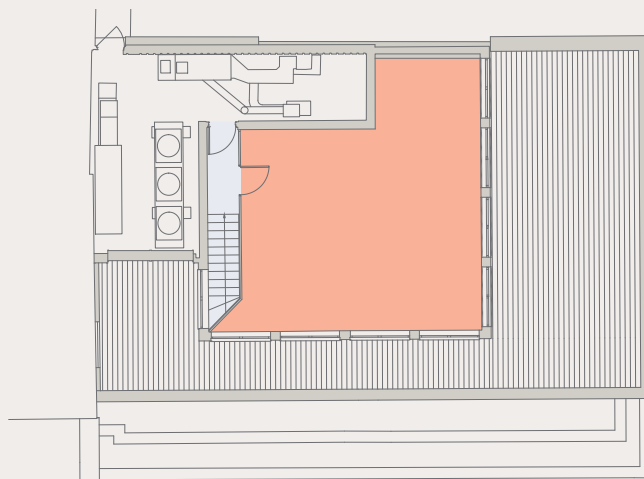
	sq ft	sq m
Fourth Floor	523	49
Third Floor	1,494	139
Second Floor	1,658	154
First Floor	1,664	155
Reception	110	10
<b>Total</b>	<b>5,449</b>	<b>506</b>

## Typical Upper Floor



\* For indicative purposes only

## Fourth Floor

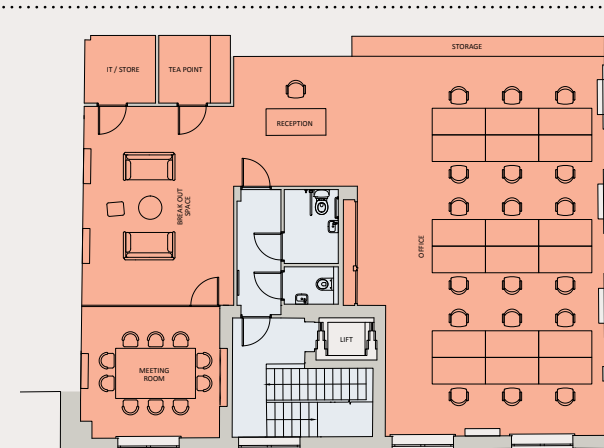


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## Summary Specification

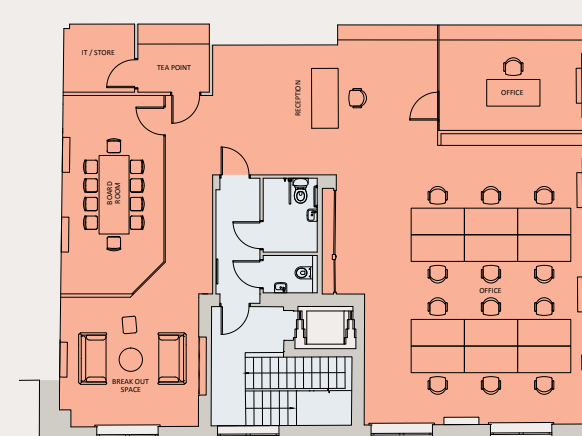
- Comprehensively refurbished both internally and externally
- Large terrace (4th floor)
- New VRF air-conditioning
- New metal tile raised floor
- New LED lighting
- New plasterboard ceiling
- New video entryphone system
- New WC & shower facilities
- 6 person passenger lift

## Open Plan



\* For indicative purposes only

## Cellular Configuration



\* For indicative purposes only

9ORANGESTREET.COM

**For further information  
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