

## EXCELLENT SELF-CONTAINED OFFICES AT ONLY £54.00 PER SQ.FT

### PART 3RD FLOOR

**2,950 SQ.FT APPROX. (274 SQ.M)**

**7-10 CHANDOS STREET, CAVENDISH SQUARE, LONDON W1**



#### **LOCATION**

This prominent building is situated on the west side of Chandos Street midway between Cavendish Square and Queen Anne Street, being directly opposite the Langham Hotel. Oxford Circus (Central, Bakerloo and Victoria lines) and Bond Street (Central and Jubilee lines) underground stations are within a short walk. Bond Street station will also offer access to the new Elizabeth line (Crossrail).

The area is well served for the restaurant and shopping facilities of Oxford Street, Bond Street and "Marylebone Village".

#### **BUILDING**

The entrance and common parts of the building are undergoing refurbishment.

#### **DESCRIPTION**

The available self-contained part third floor offices are primarily planned in clear space, currently divided by demountable partitioning to form an attractive reception, boardroom, private offices and a fully fitted kitchen / break out area. Being a corner suite, the offices have excellent natural light.

The offices extend to approx 2,950 sq ft (274 sq ft).

There is also basement storage of approx 420 sq ft.

Subject to contract and exclusive of VAT if applicable

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**FEATURES**

- Comfort cooling
- Demised toilets
- Manned entrance
- Carpeted
- 24 hour access
- Two passenger lifts
- Fitted kitchen / break out area
- Perimeter trunking
- Suspended ceiling
- Excellent natural light
- Communal showers and bike facilities by arrangement

**RENT**

£163,720 per annum exclusive plus VAT (approx. £54.00 per sq.ft on the office area).

**LEASE**

An assignment of lease term expiring 29th November 2020. The lease **within** the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

**EPC**

D-82

**VIEWING**

By appointment through sole agents:

**Richard Spencer / Will Gyngell**  
**HNG**  
**020 3205 0200**

**NB**

Hargreaves Newberry Gyngell Limited (HNG) declare an interest in these offices.