

USE

Offices - B1

TOTAL SIZE

3.250 SQ.FT. 302.22 SQM.

Circa 50-60 workstations.

THE SPACE

Hidden behind its attractive period facade, 87 New Cavendish Street offers an industrial / warehouse design within this unique self-contained workspace. With exposed brickwork and excellent ceiling height throughout, the premises is lit up with natural light from two sides and stylish industrial style lighting. The office comes fitted with a number of meeting rooms, offices and breakout spaces.

HIGHLIGHTS

- Unique Self-Contained Workspace
- Own Entrance With Excellent Branding Opportunities
- Industrial / Warehouse Office Design
- Attractive Period Facade
- Fitted With Private Offices / Meeting Rooms
- Excellent Ceiling Height
- Exposed Brickwork
- Dark Wood Flooring
- Demised Cloakrooms, Shower & Kitchenette

CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

COSTINGS

| | PSF | PER ANNUM |
|--------------------------|--------|-------------|
| Passing Rent | £56.92 | £185,000.00 |
| Rates | £11.48 | £37,296.00 |
| Service Charge | N/A | N/A |
| TOTAL | £68.40 | £222,296.00 |
| Estimated Monthly Costs. | | £18,524.66 |

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

LEASE

A new sublease expiring December 2023, outside the Landlord and Tenant Act.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 6XD

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Great Portland Street. 4 mins Regent's Park. 8 mins Oxford Circus. 9 mins Warren Street. 10 mins Goodge Street. 11 mins

FATS

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

LIQUID LUNCH

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

A STRETCH AWAY

- PureGvm
- The Gvm

• F45

0207 290 0599

0207 291 0993

0207 290 0590

0207 636 3222

• Define London

Psvcle

Regents Park

LOCAL AUTHORITY

Westminster.



READY TO TALK?

Harrison Eagles harrison@ldg.co.uk **Cary Dennington** cary@ldq.co.uk **Daniel Castle** daniel@ldq.co.uk James Hardwicke james@hardwickeandco.com







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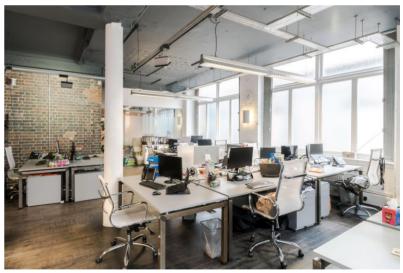
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WELCOME TO 87 NEW CAVENDISH STREET











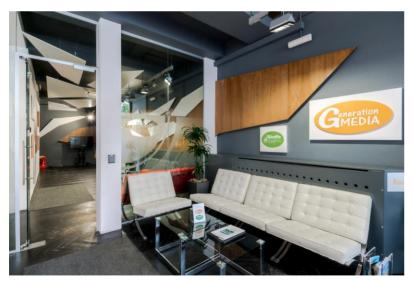
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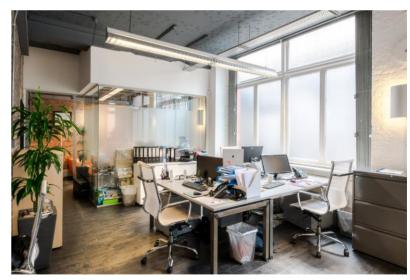


87 NEW CAVENDISH STREET CONTINUED











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OUR FRIENDLY FACES . . .







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