



LDG

The
Creative
Property Team

87 NEW CAVENDISH STREET

office to let 2 of 5

USE

Offices – B1

TOTAL SIZE

3,250 SQ.FT. | 302.22 SQM.

Circa 50-60 workstations.

THE SPACE

Hidden behind its attractive period façade, 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 Façade
- 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

EATS

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

LIQUID LUNCH

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

A STRETCH AWAY

- PureGym
- F45
- Psyche
- The Gym
- Define London
- Regents Park

LOCAL AUTHORITY

Westminster.



READY TO TALK?

Harrison Eagles

harrison@ldg.co.uk

0207 290 0599

Cary Dennington

cary@ldg.co.uk

0207 291 0993

Daniel Castle

daniel@ldg.co.uk

0207 290 0590

James Hardwicke

james@hardwickeandco.com

0207 636 3222

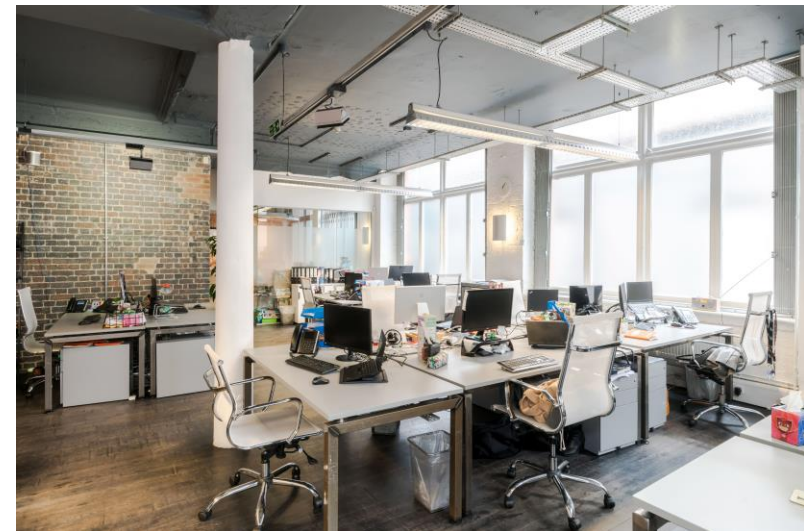
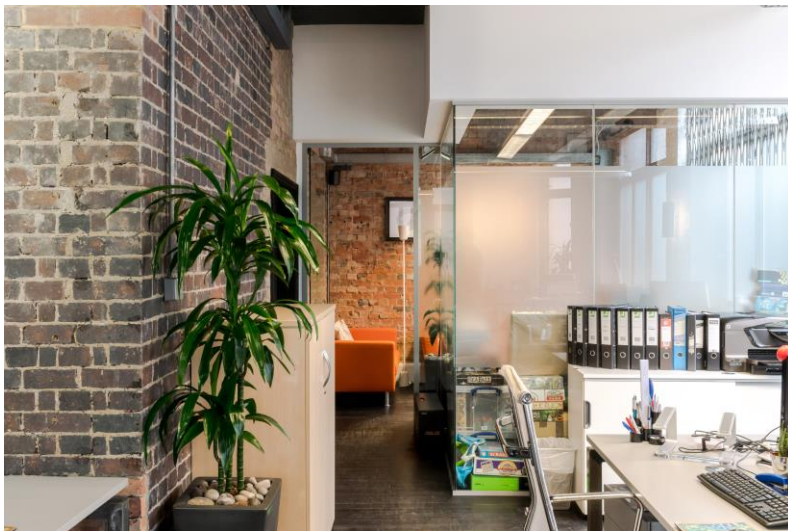


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0207 580 1010

WELCOME TO 87 NEW CAVENDISH STREET



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Sarah Stevenson *sarah@ldg.co.uk* 0207 290 0595

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590

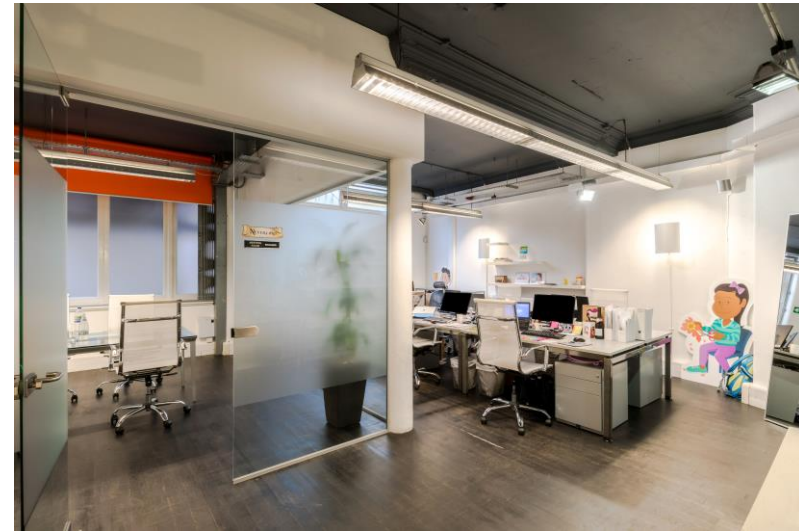
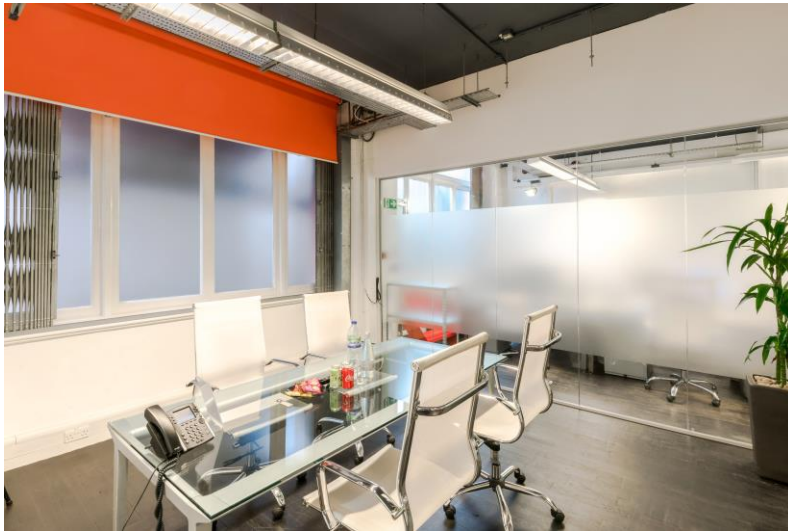


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87 NEW CAVENDISH STREET CONTINUED



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Sarah Stevenson *sarah@ldg.co.uk* 0207 290 0595

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590



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OUR FRIENDLY FACES



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Sarah Stevenson *sarah@ldg.co.uk* 0207 290 0595

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590



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