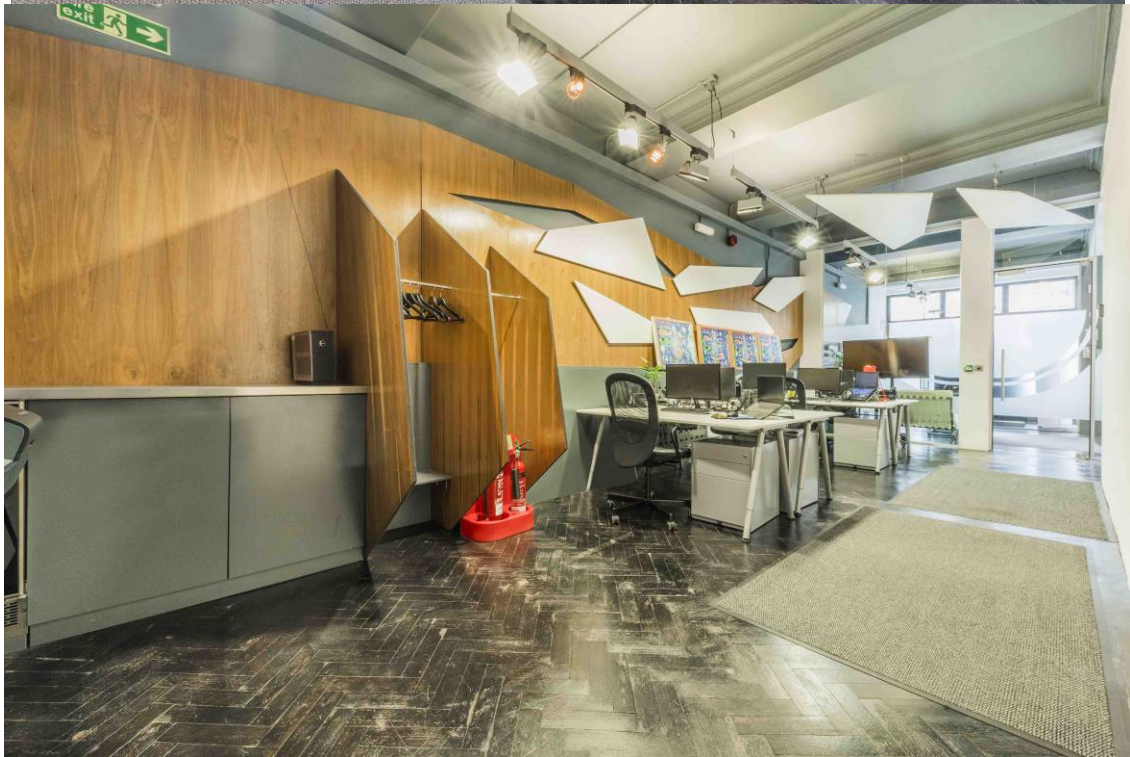
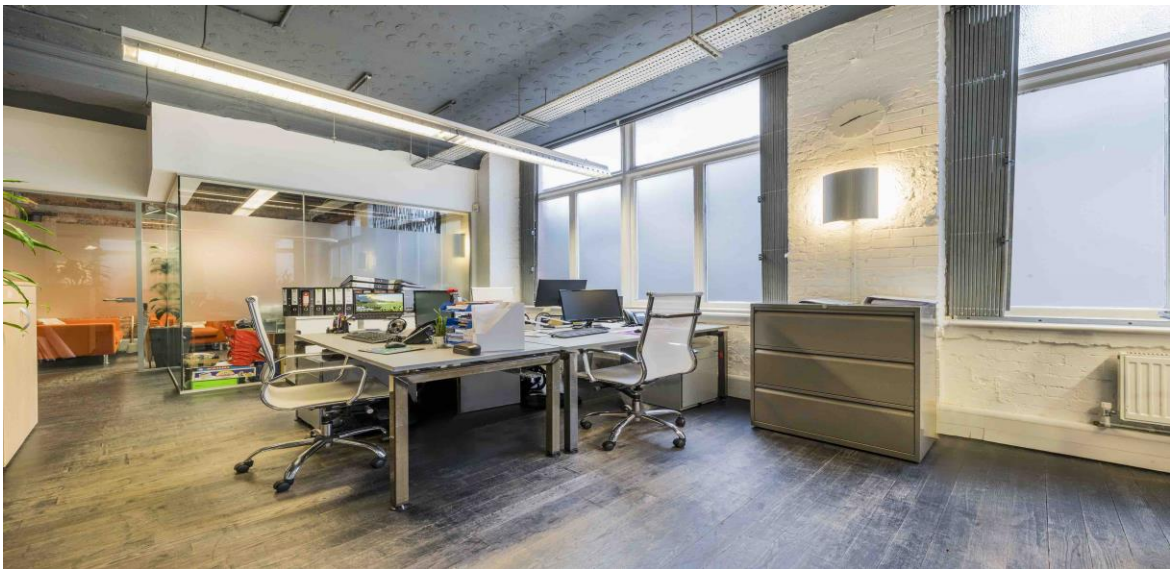


**STUNNING MEDIA STYLE
SELF CONTAINED OFFICE SUITE
IDEAL FOR ARCHITECTS, DESIGN & MEDIA
87 NEW CAVENDISH STREET
LONDON W1
3,250 sq.ft. / 302.22 sq.m.**









LOCATION:

The property is located on the North side of New Cavendish Street at the junction with Great Portland Street close to Portland Place. Oxford Circus & Great Portland Street Underground Stations are nearby. (Central, Victoria, Circle, Bakerloo & Hammersmith & City Lines) as are numerous bus services.

ACCOMMODATION:

The accommodation comprises Self contained office suite arranged over Ground and Lower Ground floors with Superb Natural Light and Window Frontage arranged as private offices/meeting rooms and boardroom with open plan areas with Fitted Kitchen and Shower in Superb decorative order throughout.

AMENITIES:

- Fitted Kitchen
- Shower
- Central Heating
- Perimeter Trunking
- Entry phone
- 24-Hour Access
- Superb natural light
- Spotlights
- Parquet Floor
- 11ft Ceiling Height
- Cat 6 Cabling
- Exposed Brickwork
- Fibre Connection
- Window Frontage

LEASE: Term to expire December 2023 Outside the Landlord & Tenant Act.

RENT: £185,000 per annum exclusive.

RATES: To be confirmed.

SERVICE CHARGES: N/A

LEGAL COSTS: Each party to be responsible for their own costs

POSSESSION: Immediate.

VIEWING: Strictly by appointment through:-

JAMES HARDWICKE DANIEL CASTLE
AT AT
HARDWICKE & CO LDG

020 7636 3222 or 020 7580 1010