



020 7404 5043
info@galepriggen.co.uk
galepriggen.co.uk

2 Harewood Place London W1

****FULLY FITTED SUITE****

3,497 sq ft

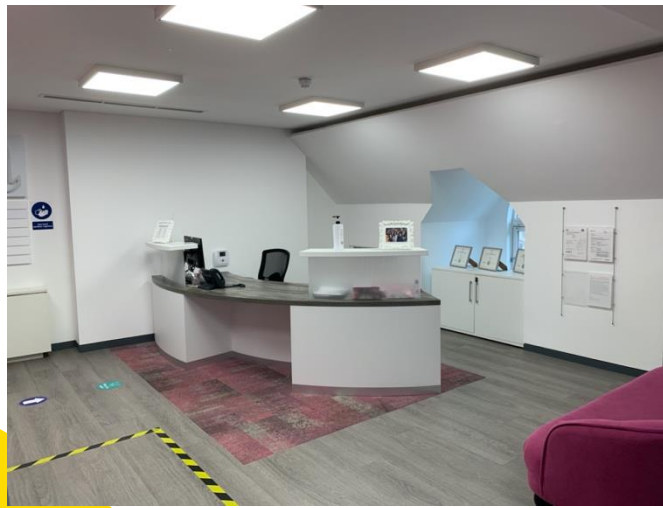
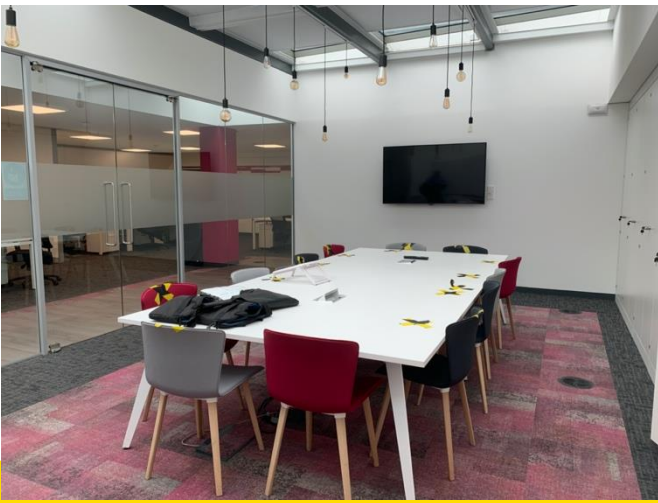
Location

The property is located on the east side of Harewood Place, a thoroughfare linking Oxford St with Hanover Square. The immediate area is possibly one of the most renowned shopping districts in the world, boasting a wealth of bars and restaurants. Oxford Circus and Bond St stations are both within short walking distance.

Accommodation

The available suite is on the 5th (top) floor of this prominently situated office building. The floor is currently arranged to provide a mix of open plan work areas along with separate board room, meeting rooms along with a generous kitchen and break out area.





Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates	Total
5	3,497	£239,545	£53,864	£117,040	£370,052

Amenities

- * Fully Furnished
- * VRF Air Conditioning
- * Raised Floor
- * Fully Cabled & Fibre enabled
- * Kitchenette & Break Out Area
- * Excellent natural light
- * Skylights
- * Commissionaire
- * 2 x 8 person passenger Lift
- * Common areas recently refurbished

Lease

A new sublease is available for a term to 1st Jan 2023. The lease will be contracted outside the 1954 L & T Act.

Possession

Immediately upon completion of legal formalities.

Viewing

Strictly by appointment through sole letting agents

Gale Priggen & Co T: 02074045043

Clarke Buxton – cb@galepriggen.co.uk

Tim Gale – tpg@galepriggen.co.uk

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable).