

020 7493 4002

5 Bolton Street London W1J 8BA www.montagu-evans.co.uk

Southwest House, Regent Street, London SW1

Newly Refurbished Office to Let 4th floor - 4,511 sq. ft.



Location

The property is located on the west side of Regent Street, close to St James's Square. St James's Market, providing a unique range of restaurants and retailers, is less than a 2 minute walk away.

Description

Southwest House is an office building behind a retained Georgian façade, arranged over basement, ground and seven upper floors. The 4th floor has been comprehensively refurbished and benefits from views over St James' and Regent Street.

Amenities

- Newly refurbished floor
- Commissionaire
- 3 x passenger lifts
- Demised shower and WCs
- Raised floor
- Suspended ceiling
- VRF air conditioning
- Bike racks, showers and lockers in basement

Transport Links

Piccadilly Circus

3 minutes

Green Park

10 minutes

Charing Cross

10 minutes

Terms

The space is available on a new lease direct from the landlord, on a term by arrangement.

Rent: Upon application **Rates**: £TBC per sq. ft.

Service charge: c.£TBC per sq. ft.

Contact

Maxim Vane Percy: 020 7866 7628

maxim.vanepercy@montagu-evans.co.uk

Alex Kirk: 0203 962 6453

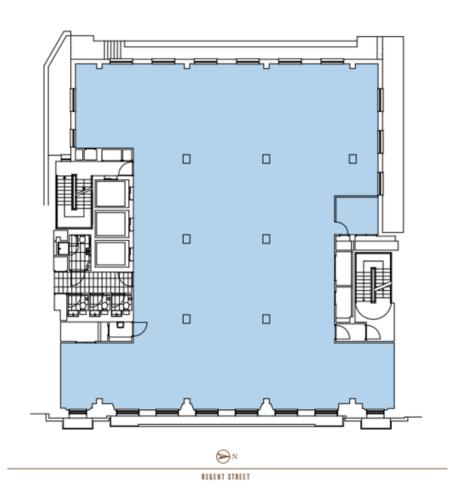
alex.kirk@montagu-evans.co.uk

For further information or to arrange a viewing.



020 7493 4002

5 Bolton Street London W1J 8BA www.montagu-evans.co.uk







Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without any responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) neither Montagu Evans the projects has any authority to make or give any representation or warranties whatsoever in relation to this property; (iv) unless otherwise stated all prices and rents are quoted exclusive of VAT, and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.