

FLEXIBLE  
WEST END  
WORK SPACE



# 207-209 REGENT STREET

 **REGENT  
STREET**  
OFFICE DIRECT

# 207-209 REGENT STREET

Available  
5TH FLOOR,  
468 SQ FT



## OVERVIEW

Perfectly placed in the heart of the West End, this office can be found centrally positioned on Regent Street. Located a few minutes walk from Oxford Circus station, this property provides easy access to nearby Soho and Mayfair. Lift access and communal WC's benefit the building. The office space is open plan and column free with fantastic views. There is a small tea point hidden behind folding doors.

The building is managed by Regent Street Management Direct and benefits from a 24-hour Customer Helpdesk.

## FEATURES

- Tea point
- Lift access
- New carpet
- Perimeter trunking
- EPC Rating: C

## OUR TERMS

**LEASE LENGTH:**  
3 years

**BREAK CLAUSE:**  
6 months notice

**RENT:**  
Incl. of service charge and building insurance

## RENT

**£55.00 PER SQ FT**

Rents are quoted inclusive of service charge and exclusive of VAT and business rates. Subject to contract.

### Business Rates

Approx. £17.50 per sq ft

## VIEWING

Strictly by appointment through the sole agents.

**ALKA JOTANGIA /  
LEASING EXECUTIVE**

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020 7758 0311

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Disclaimer: Regent Street Office Direct / Jones Lang LaSalle for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by way of inspection or otherwise as to the correctness of each of the; (3) no person in the employment of Regent Street Office / Jones Lang LaSalle has any authority to make or give representation or warranty whatsoever in relation to this property.

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