

FLEXIBLE  
WEST END  
WORK SPACE



# 207-209 REGENT STREET

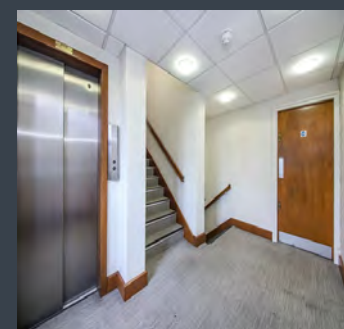


REGENT  
STREET  
OFFICE DIRECT



# 207-209 REGENT STREET

Available  
**4TH FLOOR,**  
**502 SQ FT**



## OVERVIEW

Newly refurbished, self-contained office in the heart of London's Regent Street.

This efficient floor plate is located just a short walk to Oxford Circus tube station and provides easy access for those who require easy access to clients in Mayfair and Soho.

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

## FEATURES

- Demised tea point
- LED lighting
- Passenger lift
- Secondary glazing
- 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. £19.03 per sq ft

## VIEWING

Strictly by appointment through the sole agents.

**ALKA JOTANGIA /  
LEASING EXECUTIVE**

078 2694 6336  
020 7758 0311  
alka@rsofficedirect.com

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