

## 23 Haymarket, London, SW1

Bright cost effective office space To Let on Flexible Lease Terms



### Location

The property is situated on the east side of Haymarket immediately south of Panton Street. The new Dover Street Market has taken occupation of the adjacent properties to the south with the Crown Estate's St James's Market redevelopment opposite.

The immediate area benefits from theatres, restaurants and hotels with Leicester Square 100m to the north east. The retail offerings of Piccadilly, Regent Street and Covent Garden are within 500m with the vibrant and world renowned Soho 200m to the north.

### Transport

The property is located less than 50m from Piccadilly Circus (Piccadilly and Bakerloo Lines) and is a short walk from Leicester Square (Piccadilly and Northern

Lines), Green Park (Piccadilly, Victoria and Jubilee Lines) Underground Stations. There are also numerous bus routes that run along Haymarket to Charing Cross / Strand and Westminster.

### Description

The property is arranged over basement, ground and four upper floors in a Georgian style with a sandstone elevation and small bay windows.

The upper floors are accessed via a private door to the side of the retail element with a large central staircase splitting the property. Each floor consists of a single room to the front and rear with a large circulation area linking the two.

### Specification

- Excellent levels of light from windows on both elevations
- Plasterboard ceiling
- Good ceiling heights throughout.
- Ceiling mounted modern strip/spot lighting
- Wall mounted comfort cooling cassettes.
- Secondary glazing throughout (except for first floor rear)
- Dado perimeter trunking
- Carpet and laminate flooring throughout.
- Voice entry phone
- Good views over Haymarket
- Demised WC's

### Floor Areas

Floor	Sq ft	Sq m
4 <sup>th</sup> Floor	330	30.65
3 <sup>rd</sup> Floor	271	25.17
2 <sup>nd</sup> Floor	267 (let)	24.80
1 <sup>st</sup> Floor	265 (let)	24.61
<b>Total</b>	<b>1,133</b>	<b>111</b>

### Lease Terms

New Lease available direct from the landlord, for a term to be agreed.

**Use** - The building benefits from B1 (offices).

**Quoting Rent:** £45.00 per sq ft

**Rates:** c.£16.50 per sq ft  
**Service Charge:** £TBC per sq ft

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