

9 Orange Street London WC2

Comprehensively Refurbished Corner Office
Building To Let

1,658—5,449 sq ft (154-496 m²)



Description

- Comprehensively refurbished internally and externally
- Corner building with terrace
- New VRF comfort cooling with fresh air supply
- 6 person passenger lift
- New raised floors
- New LED lights
- New plasterboard ceilings
- Showers
- New video entryphone system
- Excellent natural light

9 Orange Street, WC2

Location

The property is located on the North side of Orange Street at the junction with Oxendon Street. Piccadilly Circus, Leicester Square and Charing Cross stations are located a short walk away providing easy access to the Northern, Piccadilly & Bakerloo lines, as well as National Rail services.

The building is located close to the St James's Market development which provides a number of high end dining and entertainment venues, in addition to those in the wider West End area.

Description

The building has been comprehensively refurbished both inside and out to provide high quality air conditioned office accommodation.

Floor	Area (sq ft)
3rd + 4th	2,017 sq ft + terrace
2nd	1,658 sq ft
1st	1,664 sq ft
Reception	110 sq ft
TOTAL:	5,449 sq ft

Lease

A new lease is available direct from the landlord.

Rent

Guiding mid £70's per sq ft.

Rates

Circa £21.50 per sq ft (April 2018 / 2019).

Interested parties are invited to make their own enquiries.

Service Charge

TBC

EPC

TBC

**For further information or to
arrange a viewing please
contact the sole agents:**

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04/18

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Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.