



**LDG** The Creative Property Team

[ldg.co.uk](http://ldg.co.uk)

# 24 HANWAY STREET

offices to let 2 of 4

## USE

Offices

## FLOORS & SIZE

Ground Floor	1,249 SQ.FT.	116 SQM.
Lower Ground	1,530 SQ.FT.	142 SQM.
<b>TOTAL</b>	<b>2,779 SQ.FT.</b>	<b>258 SQM.</b>

## THE SPACE

24 Hanway Street is a stunning new office development with curated, design-led workspaces and smart common areas you can be proud of. One many unique features includes slated ceiling concealing new AC units, complimenting the natural minimalist design.

## HIGHLIGHTS

- Stunning New Office Development With Red Brick Façade
- Design Led Office Spaces With Unique Features
- Ground Floor Fitted With Meeting Rooms
- Natural Herringbone Wood Flooring
- Crittal Style Windows & Air Conditioning
- Passenger Lift & Smart Comment Parts
- Capped Services For Private Kitchenette
- Shared Cloakrooms & Shower Facilities
- Potential For Bike Storage

## CONNECTIVITY

The premises benefits from fibre connectivity.

## COSTINGS

(Ground Floor)	PSF	PER ANNUM
<b>Rent</b>	£60.00	£74,940.00
<b>Rates</b>	£20.18	£25,204.82
<b>Service Charge</b>	£11.50	£14,363.50
<b>TOTAL</b>	<b>£91.68</b>	<b>£114,508.32</b>
<b>Estimated Monthly Costs.</b>		£9,542.6

## VIRTUAL VIEWING

click [here](#) to view a quick video. Bookings for live virtual tours are also available, so we can walk you through how great this space in.

## LEASE

New leases, by arrangement. The lease/s will be contracted outside the Landlord and Tenant Act.

## WHEN CAN YOU MOVE IN?

Immediately, subject to legal work.

## PHOTOGRAPHY

We have overlaid virtual furnishing to showcase a fitted office. These are for indicative purposes only.

## DATAROOM

EPC & other reports are available upon request.

## READY TO TALK?

<b>Harrison Eagles</b>	<i>harrison@ldg.co.uk</i>
<b>Cary Dennington</b>	<i>cary@ldg.co.uk</i>
<b>Daniel Castle</b>	<i>daniel@ldg.co.uk</i>
<b>Sarah Stevenson</b>	<i>sarah@ldg.co.uk</i>

## POSTCODE

W1T 1UH

## NEIGHBOURHOOD

Fitzrovia

## COMMUTE

Tottenham Court Road.	1 min
Goodge Street.	5 mins
Holborn.	13 mins
Russell Square.	14 mins
Charing Cross.	16 mins

## EATS

- Hakassan
- Lima
- Pizza Pilgrim
- The Arcade Food Theatre
- KOBA
- Byron

## LIQUID LUNCH

- Bradley's
- The Jack Hroner
- Vagabond
- Oscar Bar
- Mezaleria
- London Cocktail Club

## A STRETCH AWAY

- The Gym
- Pure Gym
- F45
- FRAME
- YMCA Club
- Grow Fitness

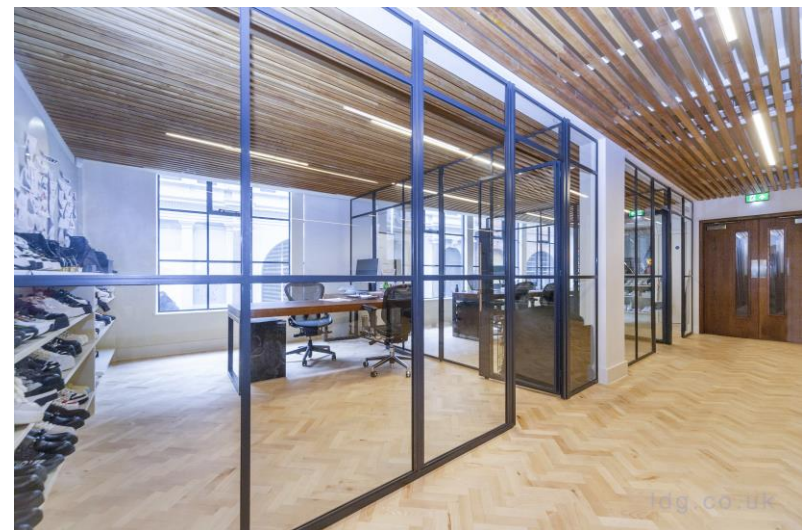
## LOCAL AUTHORITY

Camden.



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0207 580 1010

# WELCOME TO THE GROUND FLOOR. . . .



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# OUR FRIENDLY FACES . . . . .



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