

87 NEW CAVENDISH STREET

Fitzrovia



LDG



87 New Cavendish Street







## USE

Offices – B1

## DESCRIPTION

Hidden behind its attractive period façade, 87 New Cavendish Street offers an industrial / warehouse design within this unique self-contained workspace. With exposed brickwork and excellent ceiling height throughout, the premises is lit up with natural light from two sides and stylish industrial style lighting. The office comes fitted with a number of meeting rooms, offices and breakout spaces.

## HIGHLIGHTS

- Unique Self-Contained Workspace
- Own Entrance With Excellent Branding Opportunities
- Industrial / Warehouse Office Design
- Attractive Period Façade
- Fitted With Private Offices / Meeting Rooms
- Excellent Ceiling Height
- Exposed Brickwork
- Dark Wood Flooring
- Demised Cloakrooms, Shower & Kitchenette
- Fibre

## TOTAL SIZE

3,250 SQ.FT. 302.22 SQM.  
Circa 50-60 workstations.

## CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## LEASE

A new sublease expiring December 2023, outside the Landlord and Tenant Act.

## VIRTUAL VIEWINGS

Bookings for live virtual tours are available, so we can walk you through how great this space is. For a YouTube video please click [here](#).

## NEIGHBOURHOOD

Fitzrovia

## FURNITURE

Existing furnishings is available, if required.

## PARKING NEAR BY

NCP Harley Street 7 mins



<b>Demise</b>	<b>Sq ft</b>	<b>Sq m</b>	<b>Tenure</b>	<b>Availability</b>
<b>Unit</b>	<b>3,250</b>	<b>301.93</b>	<b>To let</b>	<b>Let</b>
<b>Total</b>	<b>3,250</b>	<b>301.93</b>		

Costings

Ready to talk?



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**JONATHAN  
HACKER**

DD: 020 4513 6753  
M: 07817004082  
E: jonathan@ldg.co.uk



**DANIEL  
CASTLE**

DD: 0207 290 0590  
M: 07502 224 861  
E: daniel@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

87 New Cavendish Street

