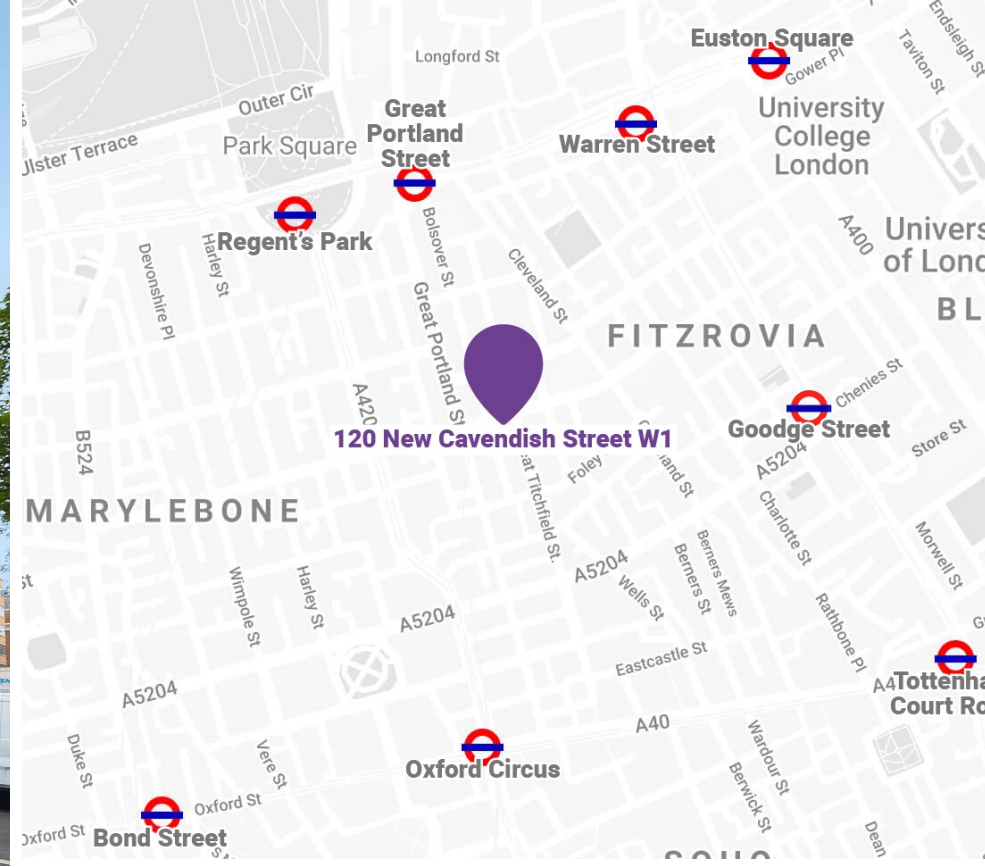


120 New Cavendish Street Fitzrovia W1

Fully Fitted Private Managed Office Space
4,579 sq ft to 21,089 sq ft



120 New Cavendish Street Fitzrovia W1



	Great Portland Street		7 min
	Goodge Street		8 min
	Oxford Circus		9 min
	Regent's Park		9 min
	Warren Street		10 min
	Euston Square		12 min
	London Euston		17 min

120 New Cavendish Street Fitzrovia W1

New Cavendish Street has all a business needs. A fashionable location with a village vibe. Close to the buzz of the West End but with serene Regent's Park nearby for that all-important downtime. Inside, a building that exudes class: décor to impress your clients, modern private offices to work in, comfy informal workspace and calm meeting rooms.



**Fully Fitted
Customisable
Offices**



**Air
Conditioning**



**Metal Tile
Suspended
Ceilings**



**LED
Lighting**



**2 x 10 Person
Passenger Lifts**



**Fully
Cabled**



**High Speed
Internet**



**Club
Lounge**



**Bookable
Meeting Rooms**



**Bike
Racks**



Showers



24/7 Access



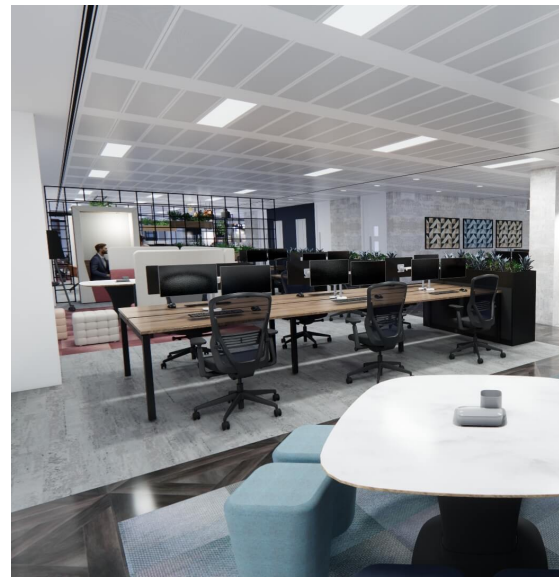
**On-Site
Security**



**Kitchen
Facilities**



**Local IT
Support**



120 New Cavendish Street Fitzrovia W1

We can provide entire private self-contained plug and play office floors with a floor layout, design and branding tailored to your business needs.



Floor Areas & Pricing Summary

	Sq Ft	Sq M	Price PSF	PCM (All Inclusive)
Fourth	4,579	425	From £160	£61,000
Third	5,547	515	From £160	£74,000
First	6,152	572	From £160	£82,000
Ground	4,811	447	From £160	£64,000
Total (NIA)	21,089	1,959		

Indicative Layout - Entire Third Floor

The space can be configured to occupier requirements.



Open Plan Workstations	52
12 Person Meeting Room	1
8 Person Meeting Room	1
4 Person Meeting Room	2
1-2-1 Rooms	3
Dedicated Reception & Client Waiting	1
Collaboration Zone	1
Breakout Space	1
Meeting Booths	3
Kitchen Bar	1
Comms Room	1

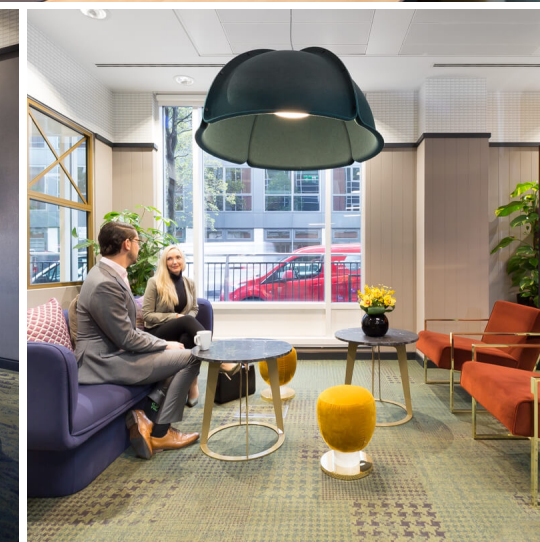
120 New Cavendish Street Fitzrovia W1

Flexible private workspace for dynamic businesses

- Fully managed plug and play hybrid office space
- Flexible contract (minimum 12 month term)
- No upfront capital expenditure
- No rigid long-term leasing commitments
- Easy to scale workspace as required
- Bespoke office design and fit-out tailored to your needs
- Move in within 6-8 weeks

Cost-effective, plug and play private premium workspace with everything included in one monthly fee

- Rent, business rates, service charge
- Building utilities: water, electricity, heating and air conditioning
- Fibre line (primary + back-up)
- All basic workplace furniture as standard
- Unlimited access to club lounge (co-working space) at 25 buildings across the UK (including 17 offices in London)
- Digital access control and 24/7 on-site security
- COVID-19 health & safety procedures and safety certified
- Daily and overnight cleaning
- Post handling
- Bike parking, lockers, showers and changing areas



120 New Cavendish Street Fitzrovia W1



Viewings are strictly by appointment.
For further information contact the agents.

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**Lambert
Smith
Hampton**

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