

6 CAVENDISH SQUARE LONDON W1G 0PD

**ENTIRE 1st FLOOR – 1,676 SQFT
ENTIRE 3rd FLOOR – 1,601 SQFT**

HIGHLY COMPETITIVE LEASE TERMS AVAILABLE

LOCATION

The building is situated on the east side of Cavendish Square close to the junction with Cavendish Place.

The immediate area benefits from an abundance of shopping, restaurant and hotel amenities with Oxford Street, Regent Street and Marylebone High Street all very close by.

Oxford Circus (Bakerloo, Central and Victoria lines), underground station is within a three minute walk of the property.

DESCRIPTION

The third floor is currently arranged to provide open plan offices throughout.

The floor benefits from private WC's, kitchens and excellent natural light.

AMENITIES

Male and female WCs	Excellent natural light
24 hour access	High quality fit out
Phone entry system	Lift
Fully accessible raised floors	Private kitchen
Shower	Refurbished common parts



TERMS

Assignment / Sub lease to Oct 2021/2026

RENT/REVERSE PREMIUM

On application

RATES:

1st floor Rates Payable: £50,787 per annum
3rd floor Rates payable: £52,839 per annum

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office

SERVICE CHARGE:

The service charge is running at circa. £13.26 per sq ft per annum



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LONDON
W1G 0PD**

EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately

Viewings strictly through the joint sole agents

The Noble Harris Partnership:

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ADDITIONAL IMAGES:

First Floor:



Third Floor:



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