

TO LET - OFFICE

# 10 HILLS PLACE

W1F 7SD



## Key Highlights

- 3,434 to 6,873 sq ft
- Raised floors
- Chilled beam air conditioning
- 4th Fully Fitted
- Lift
- Meeting rooms

SAVILLS West End  
33 Margaret Street  
London W1G 0JD  
**020 7499 8644**  
[savills.co.uk](http://savills.co.uk)



## Description

The property was remodelled by Amanda Levete Architects (completed in September 2009) which included the creation of a new aluminium facade alongside the original period building on Oxford Street. The eye lid shaped windows are designed to funnel light down into the offices whilst creating an interesting sculptural and reflective facade.

The offices have been fully fitted to a high standard by the previous tenant to provide the following specification:

## Location

The property is located on the corner of Hills Place and Oxford Street, in close proximity to Oxford Circus Underground Station (Central, Victoria and Bakerloo Lines).

The area is well served by extensive transport links and excellent leisure and retail amenities.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
5th - & 6th	4,284	398	Let
4th - Fully fitted	3,434	319.03	Available
3rd - Cat A	3,439	319.49	Available
<b>Total</b>	<b>11,157</b>	<b>1,036.52</b>	

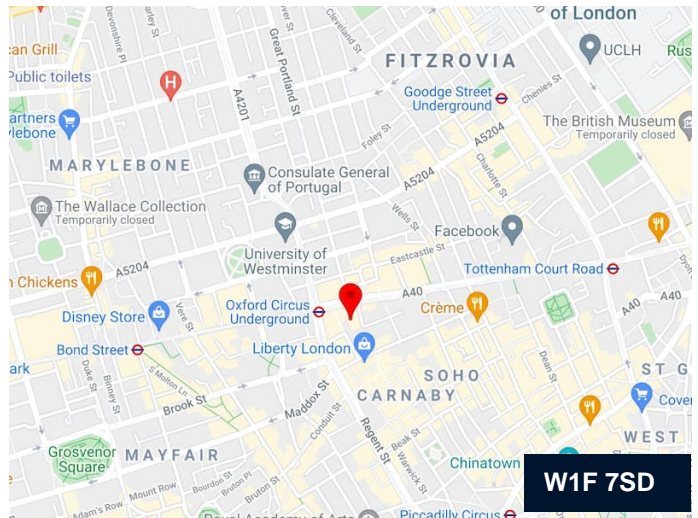
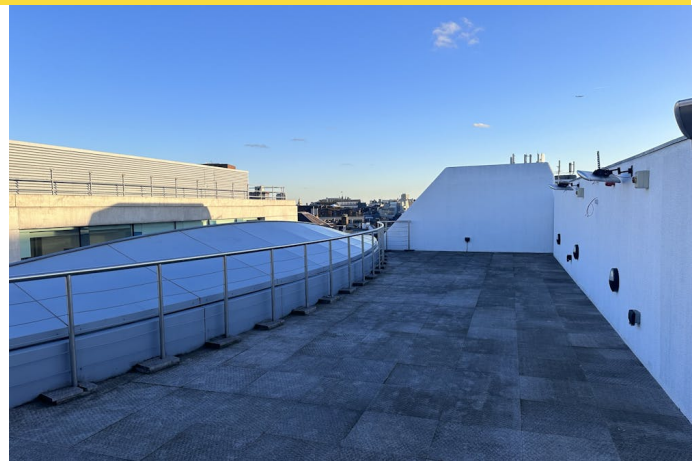
## Specification

- Fully fitted
- Raised floors
- Lift
- Chilled beam air-conditioning with inbuilt lighting
- Meeting rooms & pods
- Kitchen
- Excellent natural light

## Business Rates

Rates payable: £26.54 per sq ft

Estimated



## Contact

**Brian Allen**

07972 000 215

bmallen@savills.com

**Stuart Brown**

07866 203454

stuart.brown@savills.com

**Nikki Stoughton-Harris**

07815 032103

nikki.stoughtonharris@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 15/07/2024





