

TO LET OFFICES IN PRIME LOCATION

OFFICES ABOVE THE BREWMASTER

36 and 36A Cranbourn Street, London, WC2H 7AD



Key Highlights

- Covent Garden, Leicester Square, Piccadilly, Soho and the Strand located nearby
- Prime Location opposite Leicester Square Station
- Flexible layout over two floors with access to the flat roof
- Private access from Cranbourn Street
- Net Internal Area of 1,337 square feet
- Rental incentives including a capital contribution may be available from the landlord subject to status and detailed plans being provided

SAVILLS LONDON
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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow rectangular background.



Location

The offices are situated in an excellent position in central London adjacent to the Cranbourn Street exit of Leicester Square underground station. The immediate area comprises of a mix of theatres, offices, restaurants, pubs, museums and retail premises and is one of the top tourist destinations in London. Nearby attractions include Covent Garden Piazza, Trafalgar Square and the bright lights of Soho. The property benefits from superb transport links from Leicester Square tube station and Charing Cross & London Waterloo overground stations only 5 minutes walk away.

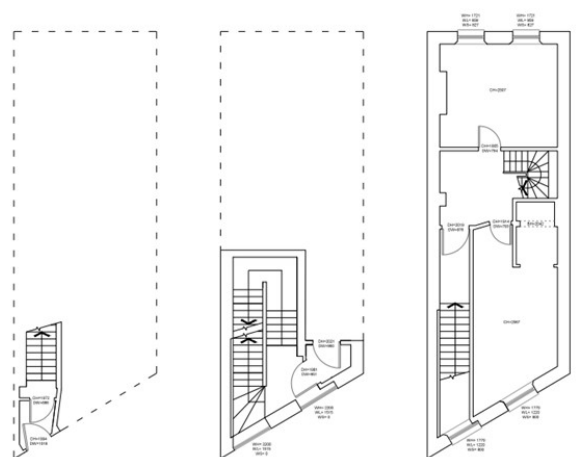
Description

The property forms part of a three storey mid terraced building of brick construction beneath a flat roof. The offices are located on the second and third floors with access via a separate ground floor entrance off Cranbourn Street.

Accommodation

The second floor comprises a reception hallway leading into two separate offices. The third floor comprises of a further two offices and staff WC's. Access to the flat roof is via a stairwell from the third floor. All the rooms enjoy the benefit of large period sash windows offering plenty of natural light. The Brewmaster pub has a right of way over the first floor access as a fire escape for use in emergencies.

The office accommodation requires some investment and rental incentives including a capital contribution may be available from the landlord subject to status and detailed plans being provided by prospective tenants. This is a great opportunity for a tenant to work with the landlord to create a high quality office space.



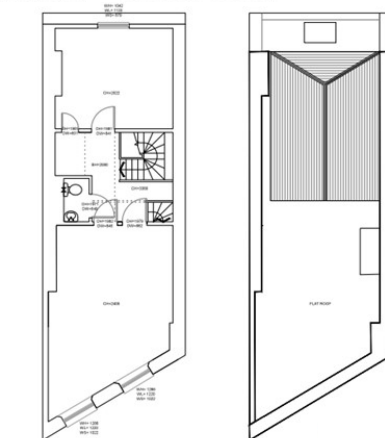
GROUND FLOOR PLAN (COMMUNAL) 4.76 SQM / 51 SQFT
FIRST FLOOR PLAN (COMMUNAL) 16.32 SQM / 176 SQFT
SECOND FLOOR PLAN 54.10 SQM / 582 SQFT

Approximate Floor Areas

FLOOR	SQ M	SQ FT
First	16	176
Second	54	582
Third	54	579
Total	124	1,337

Terms

Rental offers are invited. The Premises are available on a new internal repairing and insuring lease for a term to be agreed.



THIRD FLOOR PLAN 53.76 SQM / 579 SQFT
ROOF PLAN

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EPC

An EPC is pending and will be available upon request.

Rateable Value

The rateable value is £22,750.

Title

A title plan is included as part of these letting particulars. The demise is the area shown edged in blue on the second and third floors only.

Services

We are informed that mains water, electricity and drainage are connected to the property.

VAT

VAT will be applicable on the rent.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

The premises are currently vacant and available for immediate occupation. Therefore, all viewings must be arranged by prior appointment via the sole letting agents Savills.

Contact

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