



**4TH FLOOR,
CHARLES HOUSE,
5-11 REGENT STREET,
LONDON,
SW1Y 4LR**

4,591 SQ FT

HIGHLIGHTS:

- Plug & Play
- Demised Client Facing Reception Area
- Open Plan Desking Area
- Multiple Meeting Rooms and Boardrooms
- Large Breakout and Kitchen Area
- LED Panel Lighting
- Impressive Building Manned Reception
- Lift Access
- Bike Storage and Showers
- Central St James' Location

WE ARE OFFICES

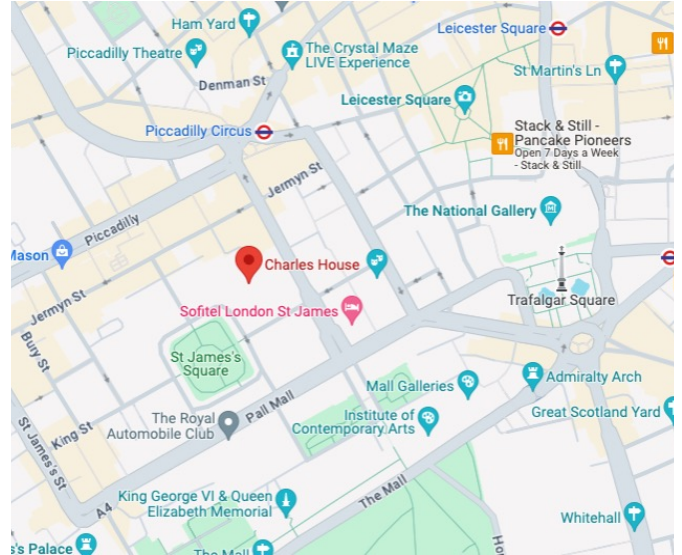
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is situated in the highly sought-after and centrally located St James' area, positioned on one of London's globally renowned streets. Excellent transport links are available, with Piccadilly Circus and Green Park stations within walking distance, and Charing Cross providing access to mainline train services.

The surrounding neighbourhood boasts a diverse array of high-quality retail stores, restaurants, and bars, offering a rich and varied experience for both work and leisure.



DESCRIPTION:



This office offers a high specification, fully furnished space which comes with an open plan desking area, kitchen and breakout area as well as multiple meeting rooms, executive offices and boardrooms.

The office also benefits from its own client facing reception area and the building has a manned reception entrance, bike storage and showers.

TERMS:



Available by way of an assignment or sublease until September 2025 or a new lease is available directly with the Landlord.

EPC:



An EPC is available on request.

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
4 th	4,591	£79.50	£18.12	£31.23	£591,550	£49,296

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

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