



MAKING MOVES



EXIT



**3RD & 4TH FLOORS,
45 GERRARD STREET,
LONDON,
W1D 5QJ**

2,130 SQ FT

HIGHLIGHTS:

- Plug & Play
- Duplex with Internal Staircase
- Large Private Roof Terrace
- High Specification Creative Fit Out
- Air Conditioning
- Exposed services
- Large Boardroom
- Open Plan Desking Area
- High Specification Kitchen & Breakout Area
- Lift Access
- Showers & Bike Storage

WE ARE OFFICES

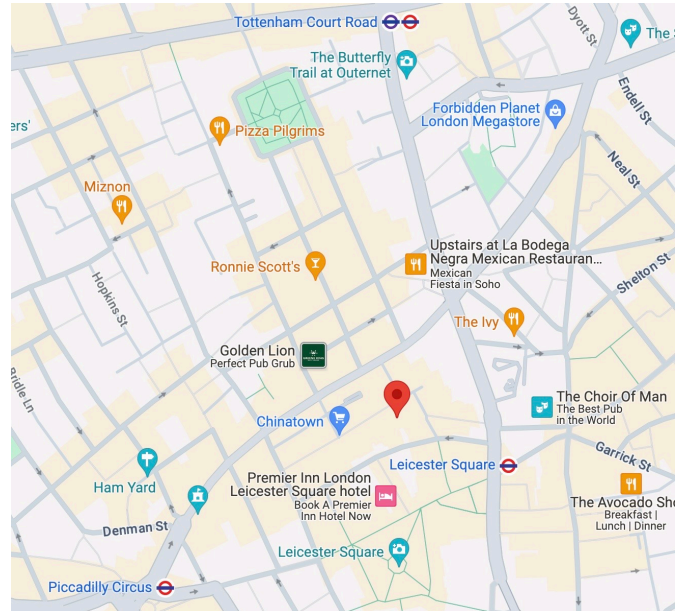
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



This office is perfectly located in the heart of vibrant China Town, home to over 150 restaurants, shops, bars and cafes. From authentic dim sum eateries to trendy cocktail bars, there's something to suit every taste and occasion just steps away from the office.

Gerrard Street boasts excellent connectivity with Leicester Square, Piccadilly Circus, Tottenham Court Road and Charing Cross Road stations all within walking distance.



DESCRIPTION:



This unique office provides a creative, fully furnished environment spanning over two floors with an internal staircase. There is ample natural light with high exposed ceilings.

45 Gerrard Street features an open-plan workspace, a boardroom, a kitchen, multiple breakout areas, and room for touch down working. It also boasts a generous private rooftop terrace which is a perfect sun trap!

TERMS:



Available by way of an assignment or flexible sublease until September 2026.

A new lease is also available direct with the landlord.

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3 rd & 4 th	2,130	£70.00	£10.00	£26.20	£226,206	£18,851

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158 799 or 020 3595 3121

Rachel Stead
Email: Rachel.stead@makingmoves.london
Tel: 07471 998 225 or 020 3595 3121

28/04/2020 Misrepresentation Act 1967: Making Moves London Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Making Moves London Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The VAT position relating to the property may change without notice. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



MAKING MOVES

3RD & 4TH FLOORS, 45 GERRARD STREET,
LONDON, W1D 5QJ



EXIT





MAKING MOVES

**3RD & 4TH FLOORS, 45 GERRARD STREET,
LONDON, W1D 5QJ**

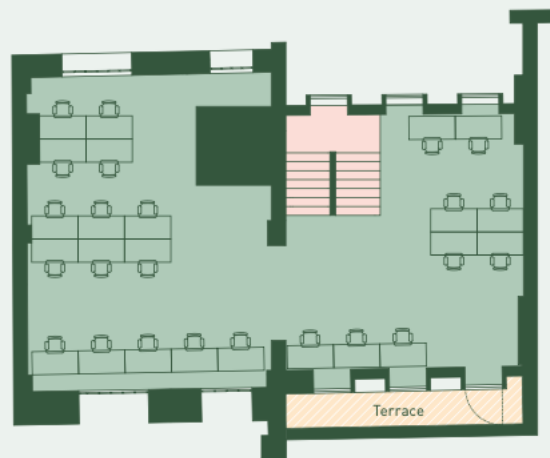


EXIT

THIRD FLOOR
1,103 SQ FT
TERRACE 649 SQ FT



FOURTH FLOOR
1,027 SQ FT
TERRACE 59 SQ FT



WE ARE OFFICES

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

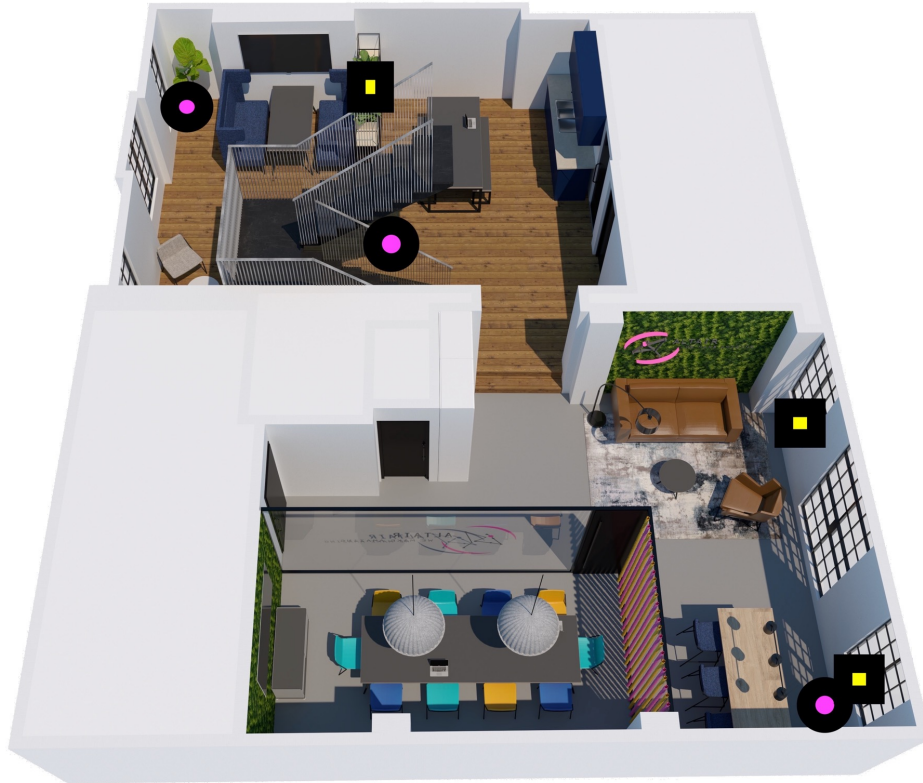


MAKING MOVES

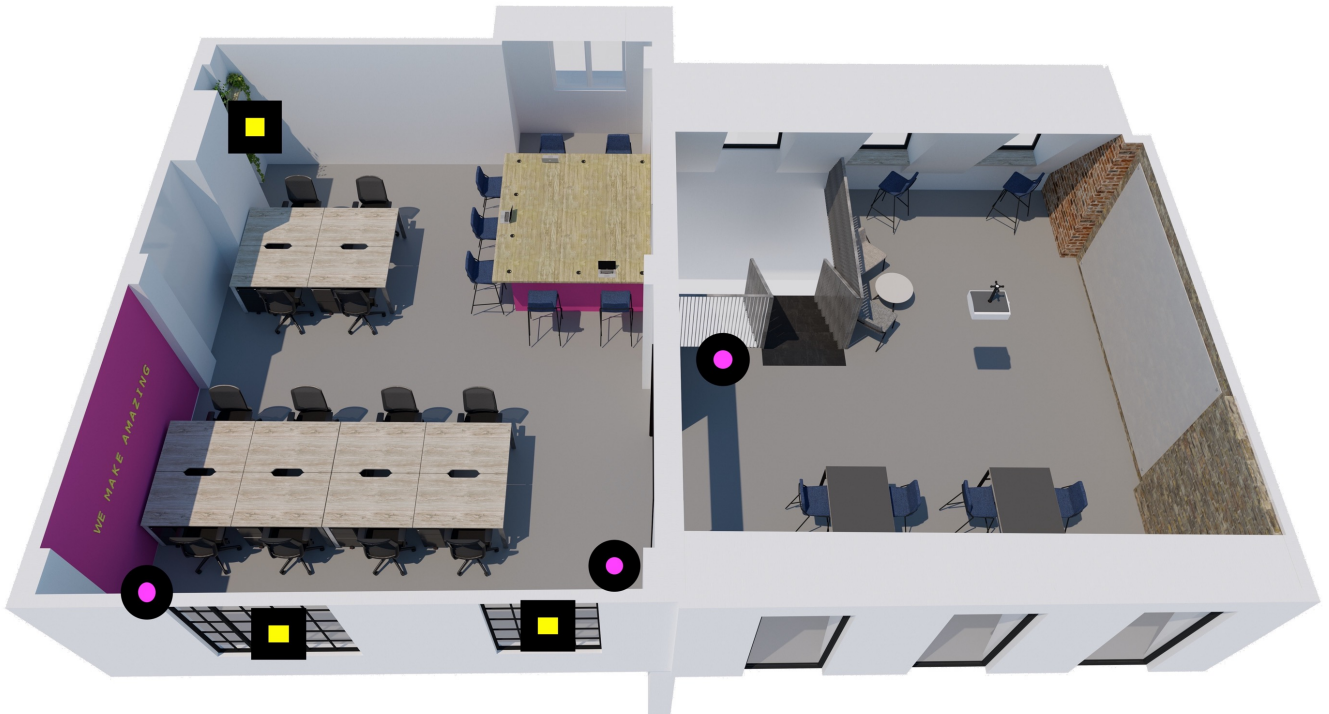
3RD & 4TH FLOORS, 45 GERRARD STREET,
LONDON, W1D 5QJ



EXIT



Rendered by
aof
Andrews Office Furniture
est. 1972
250-254 Old Street, London, EC1V 9DD



Rendered by
aof
Andrews Office Furniture
est. 1972
250-254 Old Street, London, EC1V 9DD
James Andrews - 020 7253 5080

WE ARE OFFICES

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

