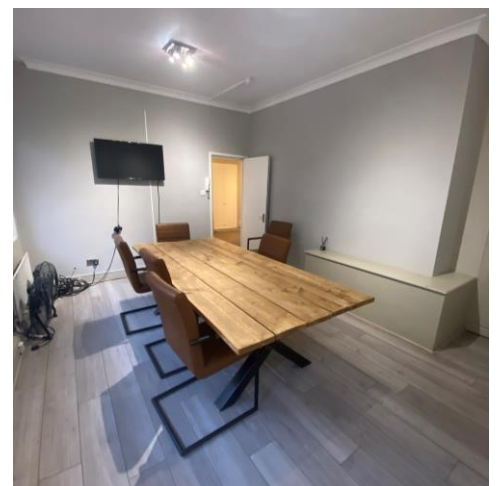
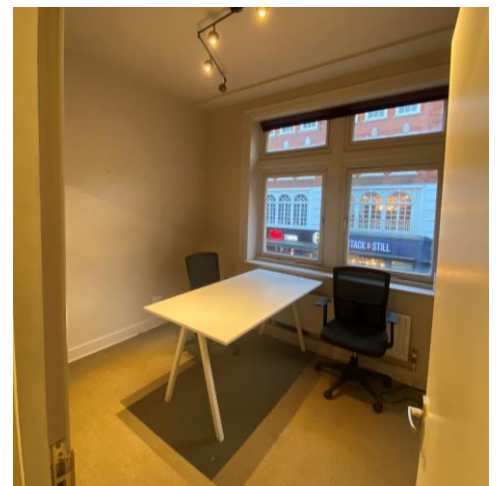


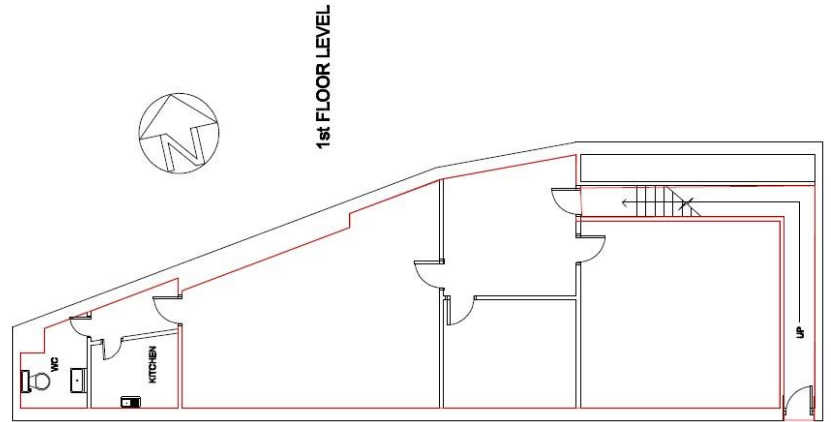
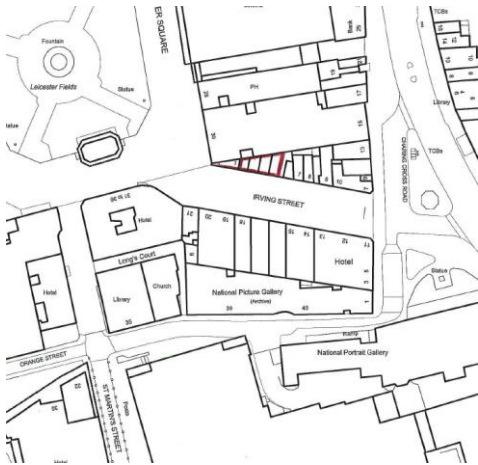


Leicester Square Office to let

- Self Contained Offices
- Kitchen Facilities
- WC Facilities
- Private Rooms
- Wooden Floors
- High Ceilings
- Entryphone System
- Gas Heating



Irving Street



Property description

These self-contained offices are located on the First Floor of Irving House and accessed via a doorway at Ground Floor level.

The space consists of a central landing area, which leads onto two separate meeting rooms/offices and one larger open-plan space. WC and kitchenette facilities are located towards the rear of the demise.

Terms

The premises are available on a new effective FRI lease for a term to be agreed.

The lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954

VAT

Not applicable.

Rent

£40,000 Per Annum Exclusive

Location

The property is located on Irving Street, a pedestrianised thoroughfare on the south-west side of Leicester Square, close to the junction with Charing Cross Road and circa 3 min walk from Leicester Sq. tube station. The area attracts many tourists and shoppers.

Accommodation	Sq. M	Sq. Ft.
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Total NIA	66.4	715
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Planning consent

The property is understood to have consent for Offices.

Business rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due. Current RV - £28,000 / From April '23 - £33,250.

EPC

Rating - C



To find out more, scan the QR code



Michael Ruggiero

+44 (0)7795 294 258

+44 (0)20 7911 2565

michael.ruggiero@avisonyoung.com

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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