

# 9 Argyll Street

9 Argyll Street comprises an attractive art-deco building prominently located just off Oxford Circus. The 4th floor office offers CAT-B space which benefits from excellent natural light with large windows to the front. There is a fitted meeting room, kitchenette, and demised WCs. The building has a video-entry system leading to a smart communal entrance with a passenger lift.

Located just off London's iconic Oxford street, on the border of Mayfair and Soho, Argyll Street is surrounded by a wide variety of luxury retailers and is a premier destination for shopping. Transport connections are excellent with Oxford Circus, Tottenham Court Road, Bond Street, and Green Park stations all within close proximity.



## 9 Argyll Street

London, W1F 7TG



## LEASE TERM

Available by way of a new lease directly from the Landlord.

## SPECIFICATION

- Central Heating
- Furniture Available
- Inter-com System
- Excellent Natural Light
- Break Out Area
- Air-Conditioning
- LED Lighting
- Kitchenette
- Fitted Meeting Rooms
- Wooden Flooring
- Perimeter Trunking
- EPC rating - C (68)

## AVAILABILITY

| FLOOR: | AREA (SQ FT) | RENT (PER SQ FT) | BUSINESS RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS    |
|--------|--------------|------------------|----------------------------|----------------------------|------------------------|-----------|
| 4th    | 980          | £75              | £27.24                     | £9.57                      | £109,574               | Available |

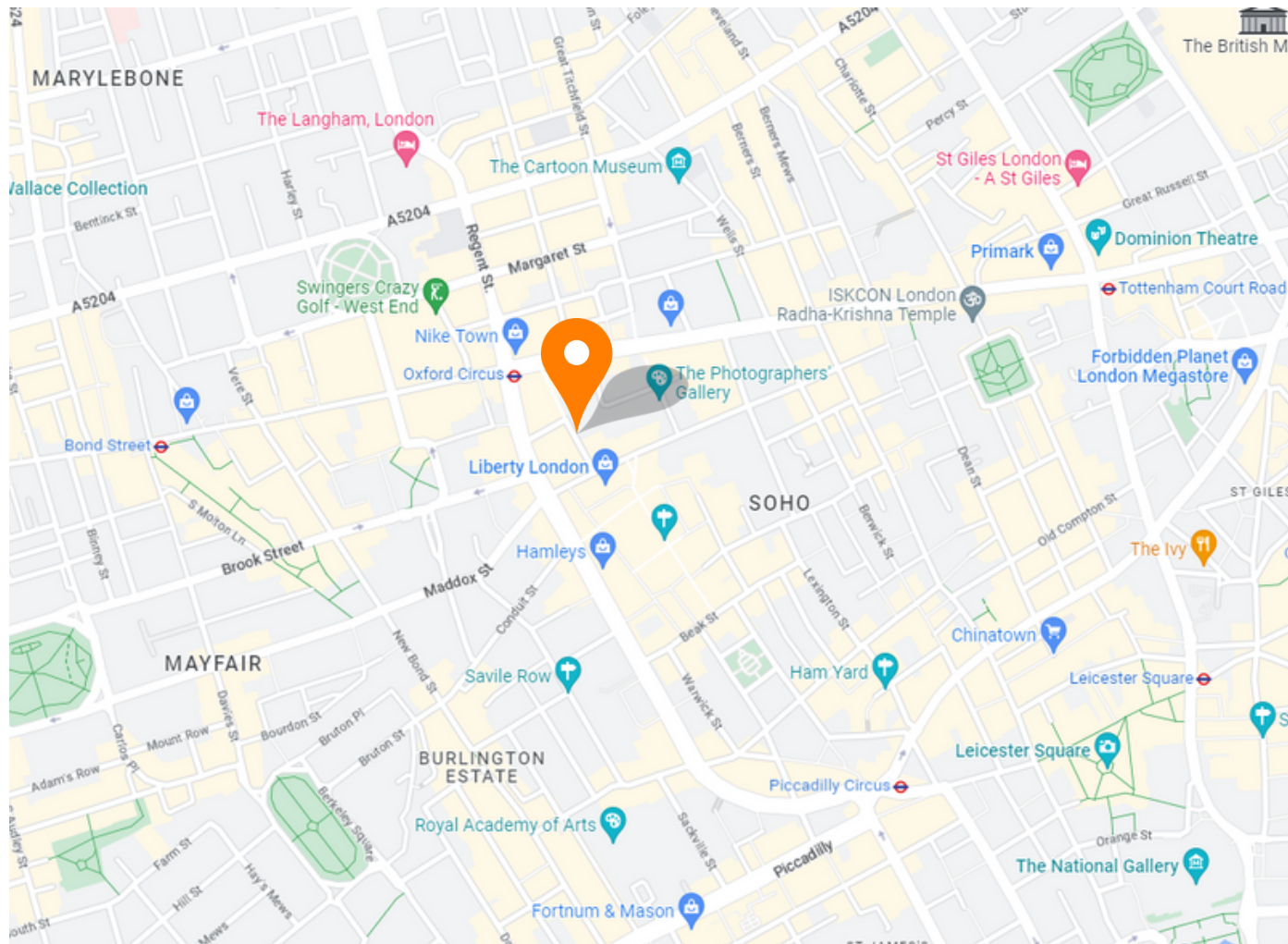
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## Contact

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**THE WORKPLACE CO.**