

25a Northumberland Avenue

A stunning ground floor office space is available, easily accessible with via entry phone system. The space is perfectly laid out to allow for a reception desk upon entry. With good ceiling heights and large windows throughout, the space is abundant in natural light. Within the demise are three meeting rooms, air conditioning, heating, a kitchenette, and WC's, with space for up to 16 workstations. The space benefits from raised floors and floor-boxes are provided throughout.

Located within the heart of Covent Garden, 25a Northumberland Avenue is perfectly connected to nearby transport hubs with Charring Cross and Embankment tube stations both less than 5 minute walks away. Nearby attractions and landmarks include Trafalgar Square, The National Gallery and Victoria Embankment Gardens. Additionally there are multiple restaurants and retail outlets located minutes away along the Strand.



25a Northumberland Avenue

London, WC2N 5AP



LEASE TERM

An sublease is available for a term until 2027

SPECIFICATION

- Excellent Natural Light
- LED Lighting
- Fitted with 3 Meeting Rooms
- Air Conditioning
- Heating
- Perimeter Trunking
- Demised WC's
- Kitchenette
- 24 Hour Access
- Entryphone System
- Raised Floors
- Modern Design

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	1,468	£109	Included	Included	£160,012	Available

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THE WORKPLACE CO. 



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