



## St. Vincent House

30 Orange Street, WC2H 7HF

**Fully fitted and furnished office**  
**£35 psf - Great Value option**  
**just off Leicester Square**

**4,175 to 18,607 sq ft**  
(387.87 to 1,728.65 sq m)

- Fully fitted
- manned reception
- flexible lease
- New key point...

# St. Vincent House, 30 Orange Street, London, WC2H 7HF

## Summary

<b>Available Size</b>	4,175 to 18,607 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£22.05 per sq ft
<b>Service Charge</b>	£13 per sq ft
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

The available accommodation comprises a self-contained office suite on the upper ground floor, having a total area of approximately 4,175 sq ft/388 sq m. The current layout provides for a very spacious open plan area with currently 44 workstations, a small reception area, 3 meeting rooms/areas, and a fully fitted kitchen and break out space. There are also 3 seating/waiting areas in the building's main ground floor reception area and the suite is extremely well fitted out and can be occupied immediately with or without the existing furniture.

## Location

This purpose built property is located in the heart of the West End. It occupies an island site on the south side of Orange Street, which links Haymarket to Charing Cross Road. Leicester Square and Trafalgar Square are both therefore close by. Communications are excellent with underground stations at Piccadilly Circus, Leicester Square, Embankment and Charing Cross all within only a short walk and numerous bus routes are also nearby.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Upper Ground	4,175	387.87	Available
1st	14,371	1,335.11	Available
<b>Total</b>	<b>18,546</b>	<b>1,722.98</b>	

## Specification

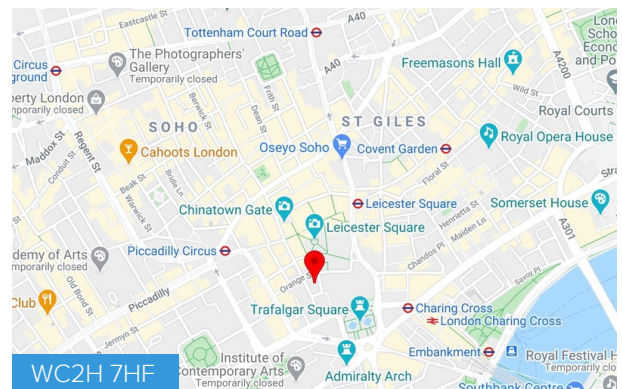
Air Conditioning 44 Open Plan Workstations  
2x Automatic Passenger Lifts 3 Meeting Rooms  
Manned Reception Fully Fitted Kitchen & Break Out Area  
Basement Car Parking

## Viewings

Via BDG Sparkes Porter or joint agent Bailey Watkins

## Terms

Up to 5 years



## Viewing & Further Information

### Stuart Fricker

01234567890 | 07777777777

darryl+1288-Stuart-Fricker@tlgd.co.uk

### Ross Blanchflower

01234567890 | 07777777777

darryl+540-Ross-Blanchflower@tlgd.co.uk

BDG Sparkes Porter

For more information visit [www.bdgsp.co.uk](http://www.bdgsp.co.uk)