

ST VINCENT HOUSE
30 ORANGE STREET, LEICESTER SQUARE, WC2



1st Floor – Fully Fitted & Furnished – Flexible Term

4,175 sq ft (388 sq m)

To Let – Rent £35.00 psf exclusive

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.

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.

Upper Ground Floor :	4,175 sq ft
Air Conditioning	44 Open Plan Workstations
2x Automatic Passenger Lifts	3 Meeting Rooms
Manned Reception	Fully Fitted Kitchen & Break Out Area
Basement Car Parking	

Costs and Term

Rent:	£ 35.00 per sq ft
Business Rates:	£ 22.05 per sq ft
Service Charge:	£ 13.00 per sq ft (est)

A new flexible lease is available for a term up to 5 years directly with the Landlord.

Viewing

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