



# 11 MADDOX STREET

3RD FLOOR



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AVAILABLE 3RD FLOOR, 551 SQ FT



## OVERVIEW

Located just off Regent Street providing easy access to Mayfair, Soho and surrounding areas.

The third floor office space is column free with a large bay window overlooking Maddox Street. The space offers natural light as it has windows to the rear and also benefits from a separate meeting room/boardroom. This is a fantastic cost-effective option in the heart of the West End for customers seeking a personalised space to make their own.

## RENT

**£80.00 PER SQ FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Refurbished floor
- Separate meeting room/boardroom
- Fantastic natural light
- Communal WCs and shower room
- Close to Oxford Circus station

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £24.26 psf

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

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