

3rd Floor
Hilsden House
at The Outernet
WC2H 8LH

High Quality – Fully Fitted
Office Space

1,717 Sq. Ft

 **JLL** SEE A BRIGHTER WAY



Hilsden House – 3rd Floor

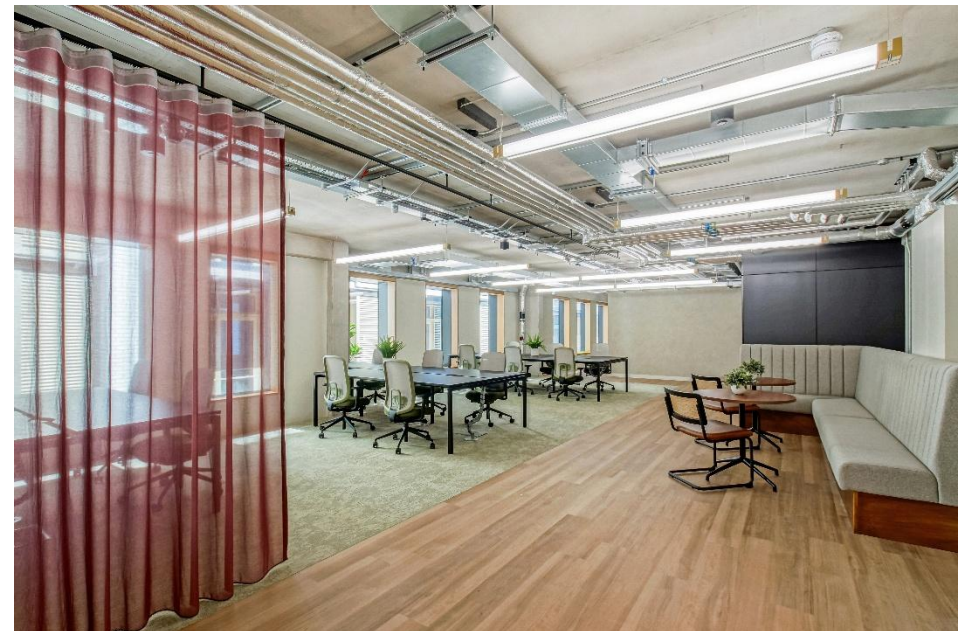
A fully fitted office suite, Hilsden House offers contemporary workspace within London's Iconic Outernet development.

The Outernet: London's digital arts and entertainment district; steeped in music history the development includes a variety of entertainment spaces including The Outernet Live, a 2000 capacity live music venue and The Lower Third, an intimate grass routes studio.

The 3rd floor of Hilsden House offers:

Summary

- Fully Fitted 3rd Floor: 1,717 Sq. Ft
- High quality fit out: ready to go
- Large boardroom for 8 people
- 2 call booths
- Private kitchen , WC's and shower
- 18 desks
- Available by way of a new lease

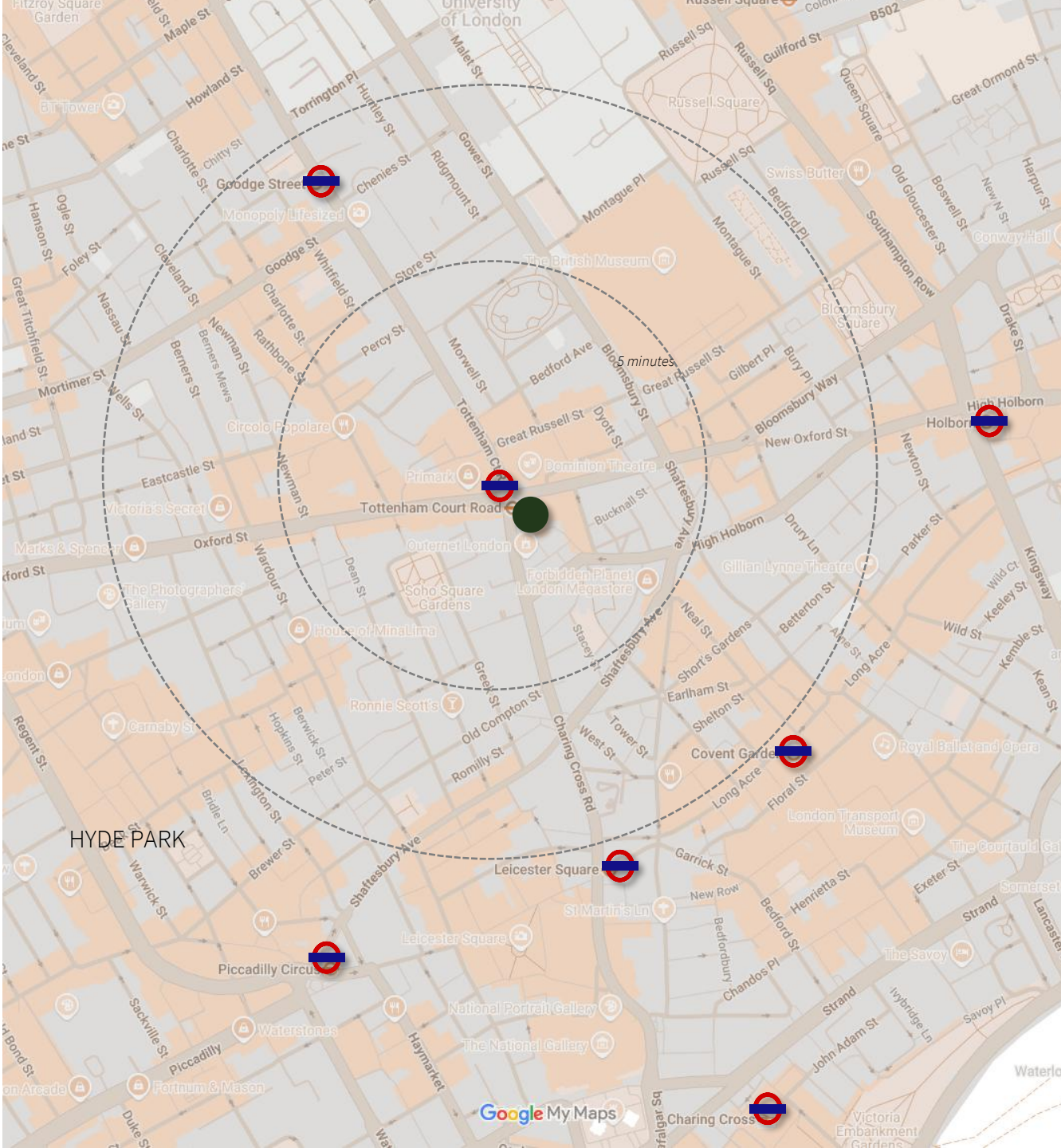


Location

Hilsden House benefits from excellent transport links along with exceptional retail and leisure amenity. Hilsden House is positioned immediately adjacent to Tottenham Court Road station, providing direct access to the Elizabeth Line, Central Line and Northern Line. Soho is home to a range of occupiers from flagship retailers to pop-up independents, Michelin Star restaurants to street food stalls, and global businesses to ambitious start-ups.

Key Connections

Tube Station	Walking	Lines		
Tottenham Court Road	5 minutes			
Leicester Square	5 minutes			
Goodge Street	10 minutes			



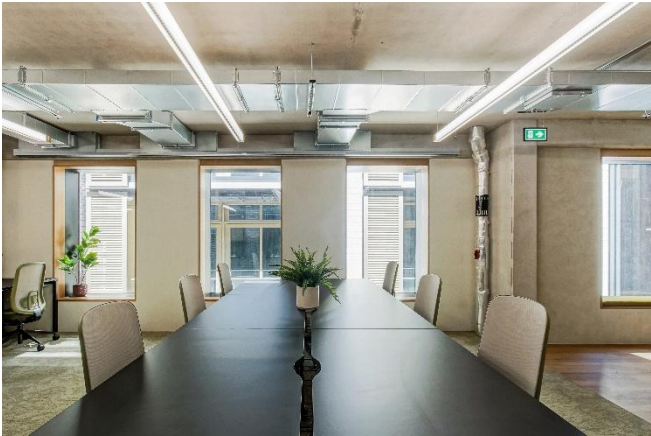
Specification

High Quality Fit Out

- Fully fitted with desks and meeting room
- 15 desks
- 1 large board room
- 2 call booths
- High quality fitted kitchen
- Dedicated reception and WCs

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs and shower
- 1 passenger lift
- Raised access floor
- Extensive onsite security
- Fully cabled with small power and data



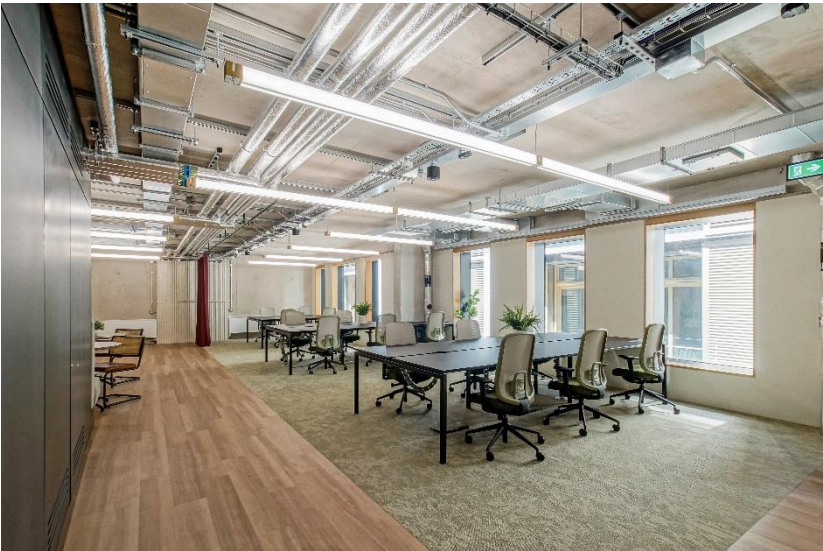
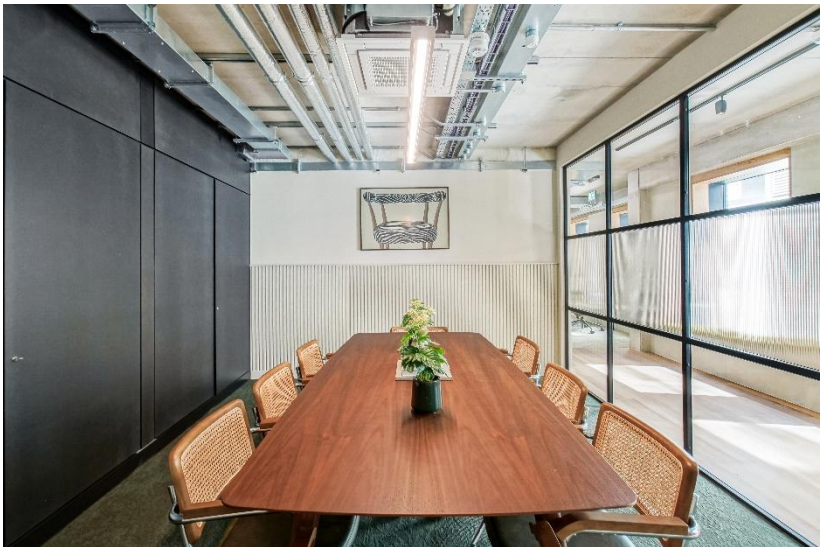
Lease Details

A new (effective) FRI lease direct from the landlord for the third floor.

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
3rd	1,717	£89.50	£22.04	£43.03
Total	1,717	£153,672 PA	£37,843 PA	£73,883 PA

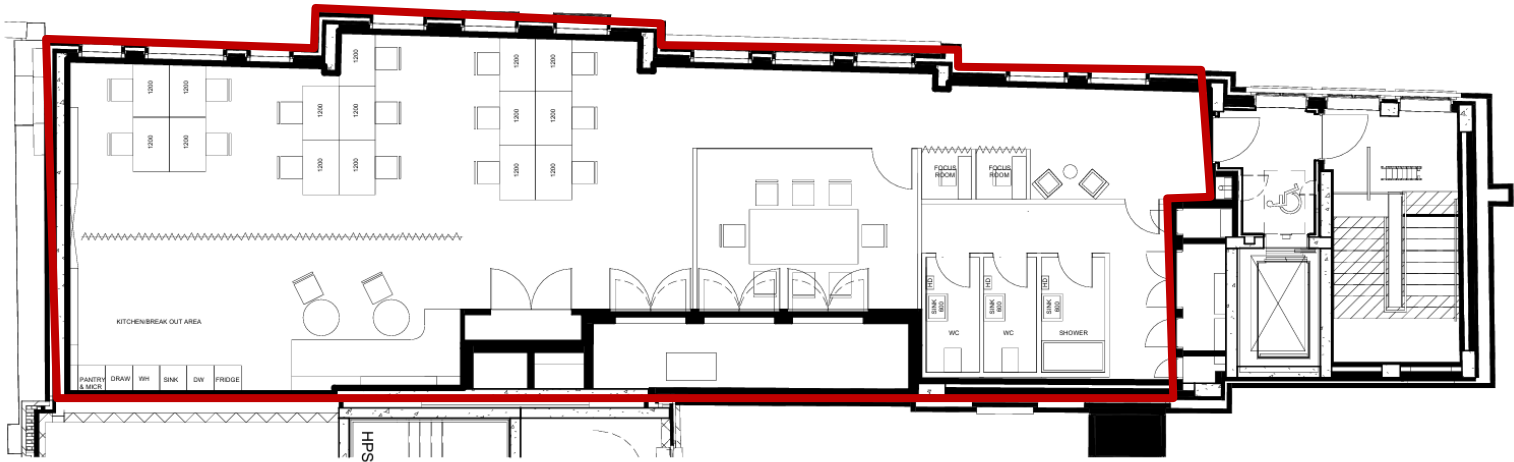
3rd Floor – Hilsden House / London



Floorplan

3rd Floor

- 18 Desks (Total)
- 1 x 8 Person Board Room
- 2 x call booths
- 15 desks
- Kitchen/Breakout
- 2 x dedicated WCs and shower



Disclaimer

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