



1,658 - 5,449 SQ FT



A BRIGHT OPPORTUNITY

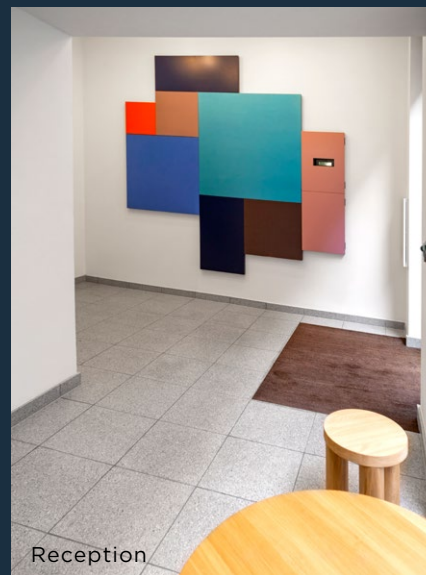
9 Orange Street WC2 provides refurbished corner office accommodation in the heart of the West End. Offering from a single floor of 1,658 sq ft up to the entire building of 5,449 sq ft of CAT A and fully fitted space, the building also benefits from a terrace on the 4th floor, VRF comfort cooling, LED lights, showers and excellent natural light.



Building exterior



Building entrance



Reception



AVAILABILITY

FLOOR	FIT-OUT	SQ FT	SQ M
3rd + 4th	Cat A with kitchenettes & terrace	2,017	187
2nd	Cat A+	1,658	154
1st	Cat A+	1,664	156
Reception	-	110	10
TOTAL		5,449	507



4th floor terrace



Fully fitted 2nd floor



3rd & 4th floor stairs





SPECIFICATION



Refurbished



Fully fitted and furnished accommodation available



Corner building with terrace (4th floor only)



VRF comfort cooling with fresh air supply



6 person passenger lift



Raised floors



LED lights



Showers



Video entryphone system



Excellent natural light



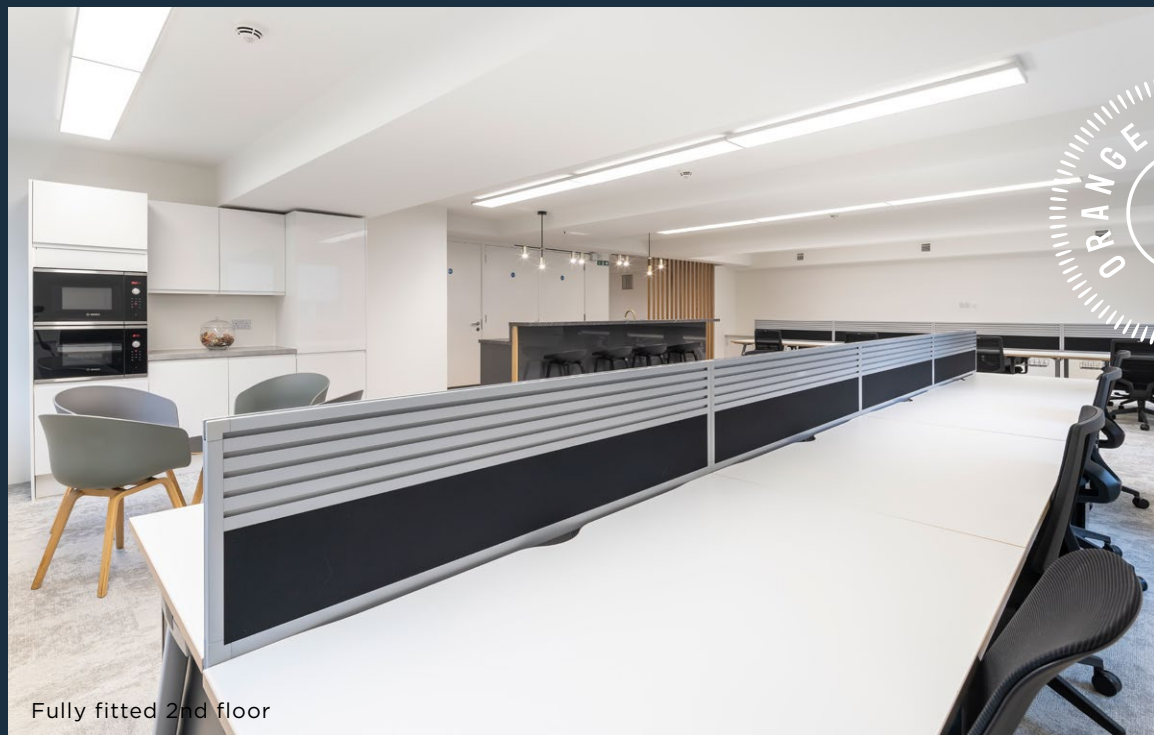
Fully fitted 2nd floor



3rd floor



Meeting room



Fully fitted 2nd floor



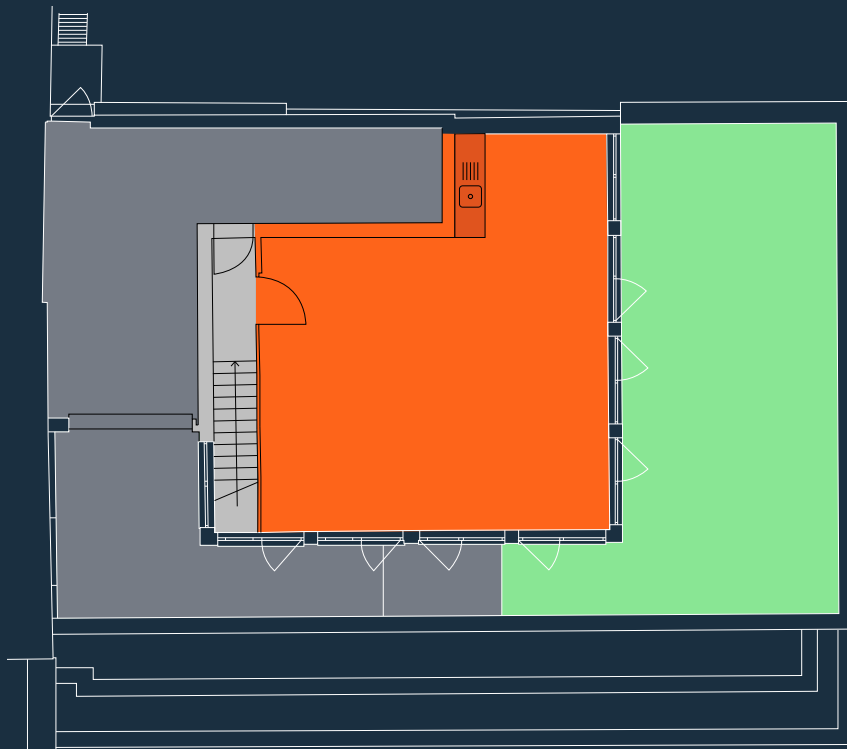


4TH FLOOR

523 SQ FT / 48 SQ M

SPACE OCCUPANCY

Open Plan Workspace	1
Kitchenette	1
Terrace	1



ORANGE STREET

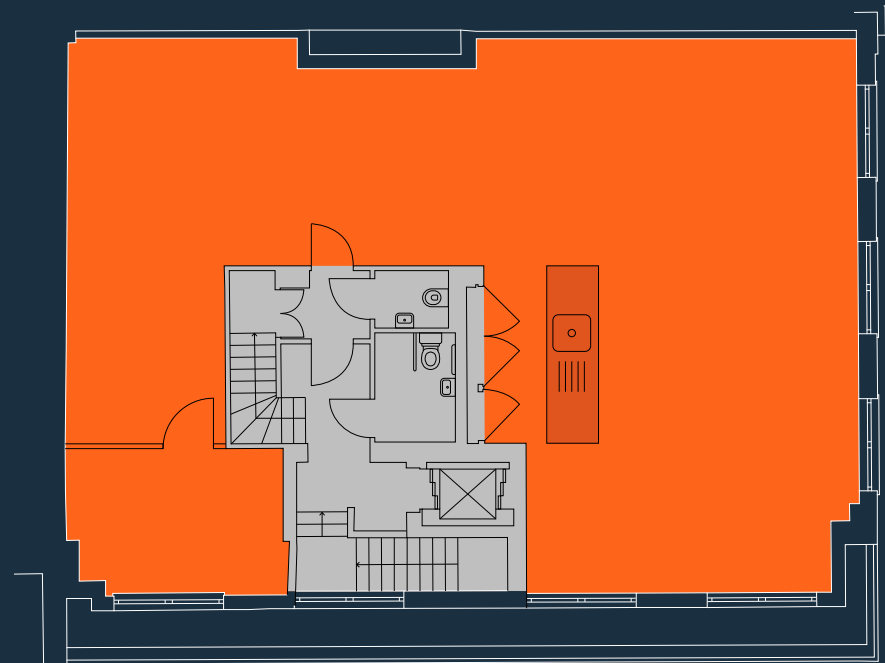
- Office
- Core
- Plant
- Terrace

3RD FLOOR

1,494 SQ FT / 139 SQ M

SPACE OCCUPANCY

Open Plan Workspace	1
Kitchenette	1
Meeting room	1



ORANGE STREET

- Office
- Core



2ND FLOOR

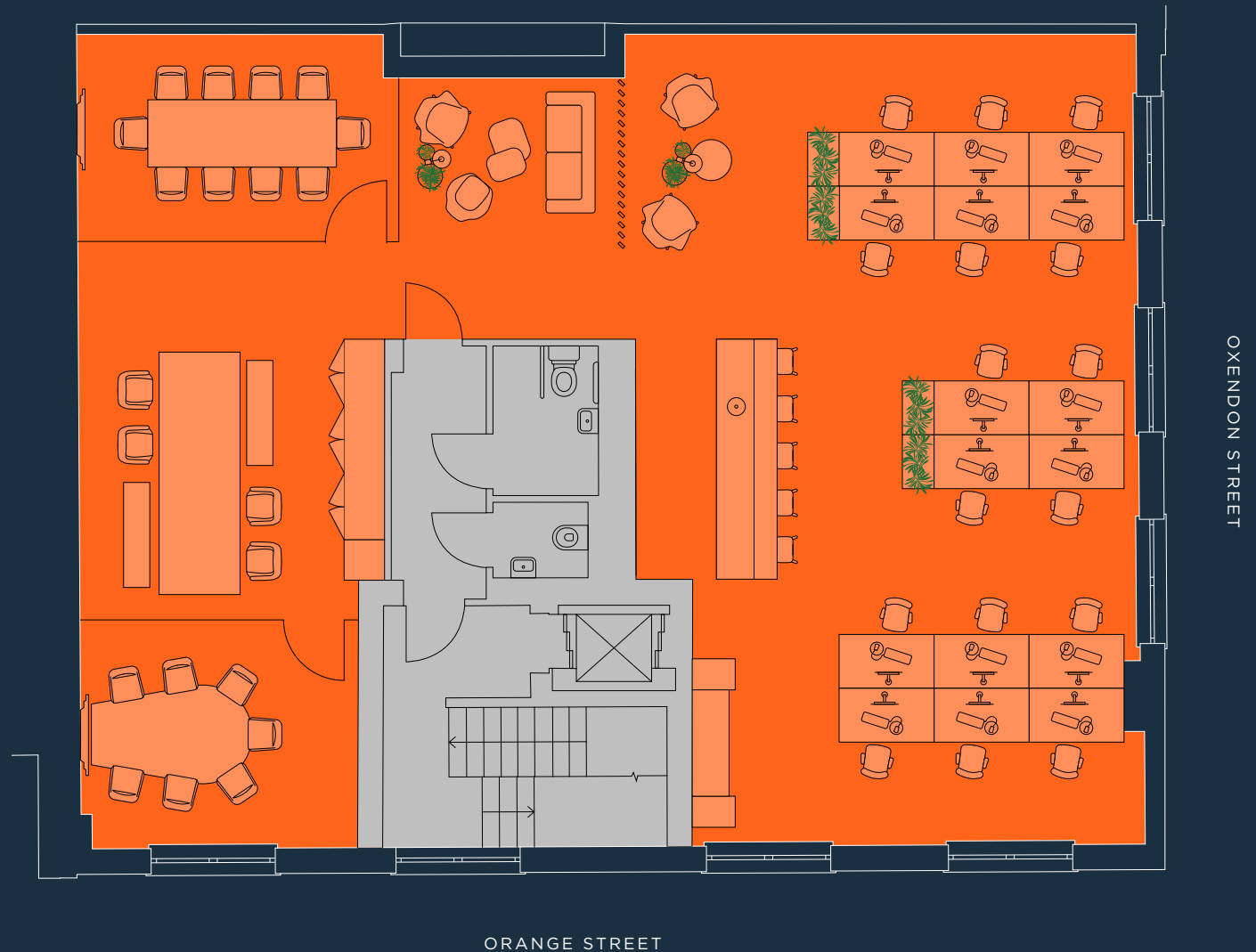
1,658 SQ FT / 154 SQ M



SPACE OCCUPANCY

Open Plan Desks	14-16
Waiting Lounge	1
Meeting Rooms	2
Kitchen	1
Breakout Area	1

Office
Core



1ST FLOOR

1,664 SQ FT / 156 SQ M

SPACE OCCUPANCY

Open Plan Desks	16
Waiting Lounge	1
Meeting Rooms	2
Office	1
Kitchen	1
Breakout Areas	2

Office
Core





WEST END CENTRAL

The building is in the heart of the West End, surrounded by Soho, Covent Garden and St James's. From cocktails to culture, street food to retail, the location is unrivalled. The property also benefits from excellent transport links with Underground, Elizabeth line and National Rail services moments away.



RESTAURANTS

- 1 Fallow
- 2 Bardo
- 3 Scully
- 4 San Carlo
- 5 Wild Honey
- 6 Cicchetti
- 7 Rowley's
- 8 Maison Francois
- 9 Quaglino's
- 10 Wiltons
- 11 Hawksmoor
- 12 Brasserie Zedel
- 13 Mildreds
- 14 Yauatcha
- 15 Sticks'n'Sushi
- 16 Bob Bob Ricard
- 17 Kingly Court
- 18 Bancone
- 19 The Ivy Soho Brasserie
- 20 Seven Dials Market
- 21 Hawksmoor
- 22 Dishoom
- 23 The Ivy
- 24 Lima Cantina
- 25 Mildreds
- 26 J Sheekey
- 27 Clos Maggiore
- 28 Sticks'n'Sushi
- 29 Fumo
- 30 Barrafin
- 31 Leicester Square Kitchen
- 32 Noble Rot
- 33 Bubala
- 34 Scarlett Green
- 35 Tattu

HOTELS

- 1 Haymarket
- 2 Sofitel
- 3 The Londoner
- 4 Thistle
- 5 The Dilly
- 6 The Cavendish
- 7 Dean Street Townhouse

MEMBERS CLUBS

- 1 The Ivy Club
- 2 East India Club
- 3 The In and Out
- 4 Soho House 40 Greek St
- 5 Soho House 76 Dean St

RETAIL

- 1 Dover Street Market
- 2 Sunspel
- 3 Fortnum & Mason
- 4 St Martin's Courtyard
- 5 Piccadilly Arcade
- 6 Alexander McQueen
- 7 Burberry
- 8 GANNI
- 9 Oxford Street

ARTS & CULTURE

- 1 The National Portrait Gallery
- 2 The National Gallery
- 3 Royal Academy of Arts
- 4 148 Gallery
- 5 The Outernet





FOR MORE INFORMATION,
PLEASE CONTACT

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Marketing: **Stuart Chapman Design**