

BLUEBOOK



Address.

120 Charing Cross Road, WC2H

Size.

2,237 to 5,538 sq ft

Possession.

Available Immediately

Overview.

Bright and airy offices, fully fitted on the 3rd floor and part fitted on the 4th.

Accommodation

3rd floor is fully fitted and the 4th floor is part fitted with a boardroom, 3 meeting rooms and a kitchen.

Name	Sq ft	Sq m	Availability
3rd	2,237	207.82	Let
4th	3,301	306.67	Available

Specification.

24 desks, 12-person board room, 1 private office, Break out space, Air conditioning, Passenger lift, Excellent natural light.

Financials.

Rent	£49.50 - £55 per sq ft
Rates Payable	£21 per sq ft
Service Charge	£16 per sq ft
EPC Rating	Upon Enquiry

Terms.

A new lease direct from the Landlord for a term until April 2025.

Contacts.

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