25A Northumberland Avenue, London, WC2N 5AP

Gale Priggen+Co



TO LET

1,468 SQ FT
(136.38 SQ M)

£13,334 PER MONTH FULLY INCLUSIVE OF RENT, S/CH, RATES, INSURANCE CONTRIBUTIONS, BUT EXCLUDING ELECTRICITY CHARGES & COMMS

- Self contained premises
- Fully fitted
- 3 meeting rooms
- Kitchenette & private wc facilities
- Bright space with good ceiling heights
- Air conditioning

Impressive ground floor office arranged to provide reception, open plan for up to 16 desks, 3 meeting rooms, kitchenette & own wc facilities

galepriggen.co.uk
020 7404 5043

Summary

Available Size	1,468 sq ft
Rent	£13,334 per month Fully inclusive of rent, s/ch, rates, insurance contributions, but excluding electricity charges & comms
Business Rates	N/A
Service Charge	N/A
EPC Rating	C

Description

The available premises comprise of a bright, fully-fitted, self-contained ground floor office suite, with good ceiling heights and large windows throughout. The space is arranged to form a reception area upon entry, three meeting rooms and space for up to 16 workstations in open plan. The accommodation benefits from air conditioning, raised flooring, kitchenette, and private wc facilities.

Location

Located just 5 minutes' walk from both Charing Cross and Embankment Stations, the property also benefits from easy access to Hungerford and the Golden Jubilee footbridges, affording convenient pedestrian access to Waterloo. In addition, nearby Embankment Pier provides convenient access to Uber Thames Clipper river boat services.

There are multiple restaurants, bars and retail outlets located minutes away along the Villiers Street, Strand and nearby Covent Garden.

Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
Ground	1,468	136.38	Available
Total	**1,468**	**136.38**	

Specification

* Self-contained premises
* Air conditioning
* Fully fitted & furnished
* Reception, up to 16 work stations, 3 meeting rooms, kitchenette & private wc facilities
* Immediate possession; flexible terms

Viewings

For an appointment to view the space, please contact joint sole agents:

Gale Priggen & Co:

Tim Gale 07713 482351 / tpg@galepriggen.co.uk

Clarke Buxton 07816 663468 / cb@galepriggen.co.uk

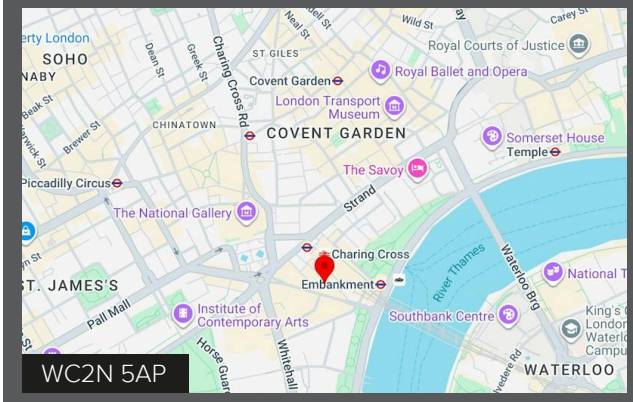
Workplace Co:

Billy Mayes 07733 770559 / bm@workplaceco.london

Oliver Bowder 07712 209524 / ob@theworkplacecompany.co.uk

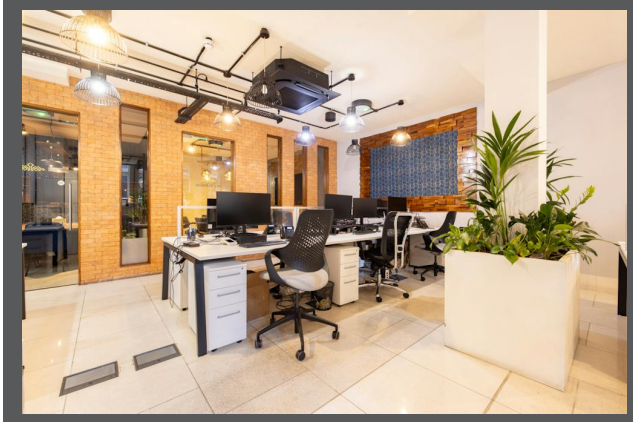
Terms

A new sublease is available for a term to expire in September 2027 - or a longer term, if required, direct from the landlord, by arrangement.









Viewing & Further Information



Tim Gale
020 7404 5043 | 07713 482351
tpg@galepriggen.co.uk



Clarke Buxton
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cb@galepriggen.co.uk

Billy Mayes (Workplace Co.)
07733770559

Oliver Bowder (Workplace Co.)
07712 209524 | 07712 209524

The rent is just £13,334 p c m (£109 per sq ft) fully inclusive of rent, business rates, service charges, insurance contributions and utilities (except electricity).
























Buckingham Gate





