



95 Aldwych

London, WC2B 4JF

**Newly fitted and refurbished
purpose-built office building
with 4 floors available.**

3,175 to 15,762 sq ft
(294.97 to 1,464.34 sq m)

- Prime midtown location.
- Newly refurbished CAT A/CAT B offices.
- Recently refurbished reception.
- On site reception staff.
- Fibre backbone.
- Secure bike storage, new showers and changing rooms.

Summary

Available Size	3,175 to 15,762 sq ft
Rent	Rent on application
Rates Payable	£20 per annum All interested parties should make their own enquiries with the local authority.
Service Charge	£12 per sq ft
EPC Rating	Upon enquiry

Description

CAT A specification on Floors 1 and 2, Landlord to fit out to suit tenant specific requirements. Finishes include new air conditioning, modern office lighting, exposed services, passenger lift to all floors, new meeting rooms, kitchenettes and redecorated WCs/common parts.

Location

The property is situated on the north eastern side of Aldwych close to the junction of Kingsway and the Strand. It's within close proximity to the Royal Courts of Justice, London School of Economics, The Rolls Building as well as a number of eateries including The Delaunay and ROKA Aldwych and numerous coffee shops.

Close walking distance to Temple (Circle/District lines) and Holborn (Central/Piccadilly lines) underground stations, Charing Cross and Waterloo main line stations as well as numerous bus routes linking both the City and West End.

Accommodation

The accommodation comprises the following areas:-

Name	sq ft	sq m	Availability
7th	2,293	213.03	Let
6th	2,722	252.88	Let
5th	3,175	294.97	Let
4th	3,342	310.48	Let
2nd	3,351	311.32	Available
1st	3,175	294.97	Available

Tenure

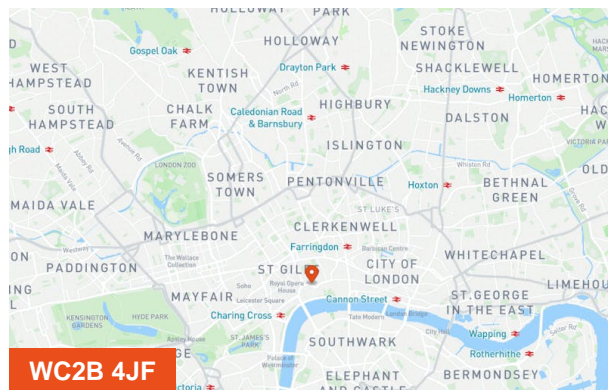
New lease(s) available direct from the landlord for a term to be agreed.

VAT

The property is elected for VAT.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.



Viewing & Further Information

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