



## Fully fitted 4th floor

### 39 Charing Cross Road

WC2H 0AR

Office

# TO LET

2,934 sq ft

(272.58 sq m)

- 4th Floor: Fully fitted with furniture
- Manned reception
- Passenger lift
- Shower facilities
- New VRF system
- Excellent Natural Light

# 39 Charing Cross Road, London, WC2H 0AR

## Summary

<b>Available Size</b>	2,934 sq ft
<b>Rent</b>	£77.50 per sq ft Also available on a managed basis at £161 psf pa.
<b>EPC Rating</b>	Upon enquiry

## Description

39 Charing Cross Road offers an excellent opportunity for a business to have their office in the heart of the West End. The 4th floor will be available soon within this characterful building, offering 2,900 sq ft of fully fitted, plug and play office space. The building benefits from a manned reception, passenger lift, excellent natural light throughout and shower and WC facilities.

## Location

The building is located in the heart of the West End, occupying a prominent corner site just east of Leicester Square and within close proximity to Covent Garden which offers a wide variety of local amenities on its doorstep.

The transport links are superb with Leicester Square, Charing Cross & Tottenham Court Road stations all within close walking distance.

The building benefits from all of the amenities in the Soho and Covent Garden submarket, offering an eclectic mix of restaurants, bars, theatres and retail on your doorstep.

## Accommodation

The accommodation comprises the following areas:

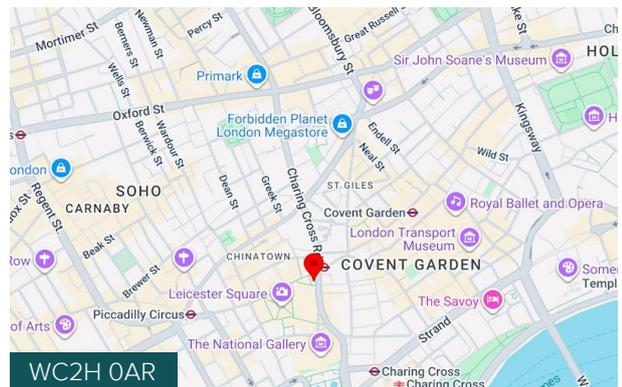
Name	sq ft	sq m	Availability
4th	2,934	272.58	Available
<b>Total</b>	<b>2,934</b>	<b>272.58</b>	

## Viewings

Via joint sole agents only.

## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord.



## Viewing & Further Information



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