



kinneygreen

property details

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33 Cavendish Square, W1 Part 6th Floor

6,453 sq ft (600 sq m)

SUBSTANTIAL REVERSE PREMIUM AVAILABLE



Location

This landmark office building is located on the southeast corner of Cavendish Square. First class transport links are provided by Oxford Circus underground station (Bakerloo, Central and Victoria lines) which is virtually adjacent. Bond Street underground station is within three minutes' walk (Central and Jubilee lines), which on completion will also provide direct access to Crossrail. In addition, the area is served by the unrivalled retail, leisure and hotel facilities of Regent Street, Oxford Street, Bond Street and Mayfair.

Description

The building benefits from an impressive light filled double height reception area providing access to eight passenger lifts serving the upper floors

Chartered Surveyors + Property Consultants

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The floor itself overlooks Cavendish Square and has been divided to provide a reception, board room, a number of private offices, kitchen and open plan area and could therefore be occupied by an incoming tenant with a minimum of expenditure.



Floor	Size, sq ft (sq m)
Sixth Floor	6,453 sq ft (600 sq m)

Amenities

- Metal tiled suspended ceilings with inset lighting
- Raised floors
- Fully fitted and ready for immediate occupation
- 24-hour access and security
- Two pipe fan coil air conditioning
- Eight x 20 person passenger lifts
- Marble lined double height reception area
- Communal showers and cycle racks in the basement
- On site car parking available

Terms

The accommodation is available by way of an assignment of an effective full repairing and insuring lease for a term to expire 24th March 2023, excluded from the 1954, Landlord & Tenant Act.



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Reverse Premium

Substantial reverse premium available, full terms upon application.

Outgoings

Floor	Rent (psf)	Rates (psf)	Service Charge (psf)
Sixth Floor	£58.75	£39.15	Capped at approx. £18.50

Viewings

Strictly by appointment through Joint Sole Agents, Kinney Green or Marshall Hutton.



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SUBJECT TO CONTRACT