

**33 CAVENDISH SQUARE,
MARYLEBONE,
LONDON W1G 0DT**Grade A Office to Let – 2,380 sq ft to
55,567 sq ft.**LOCATION**

The property is located on Margaret Street with retail units on the ground floor on Oxford Street. There is extensive shopping, restaurants and bars in a close proximity.

DESCRIPTION

33 Cavendish Square is a landmark tower building which provides 200,000 sq ft of open plan office accommodation over nineteen upper floors. The building provides a rare opportunity to occupy prime office accommodation in one of London's finest Georgian Squares which offers panoramic views across Central London from the upper floors.

AMENITIES

- Double height entrance hall
- 8 x 20 passenger lift
- Four pipe fan coil air conditioning
- Raised floor
- Onsite car and bike parking

- Secure basement storage
- Fully integrated management system
- 24 hour access and security
- Onsite management team

TRANSPORT LINKS

Oxford Circus  2 minutes
Bond Street  3 minutes

AVAILABILITY

Floor	Wing	Area (sq ft.)	Rent (PSF)	Rates (PSF)	S.C. (PSF)
14 th	N & S	7,157	£79.50	£36.98	£20.15
11 th	E	4,241	£79.50	£36.08	£20.15
11 th	N & S	7,334	£79.50	£36.08	£20.15
8 th	N	2,380	£85.00	£38.15	£20.15
7 th	E & S	8,124	£73.50	£37.98	£20.15
6 th	E	4,170	£69.50	£28.45	£20.15
5 th	N,E & S	15,043	£57.50	£28.84	£20.15
3 rd	N & S	7,208	£52.50	£28.84	£20.15
3 rd	E	3,905	U/O	£28.84	£20.15

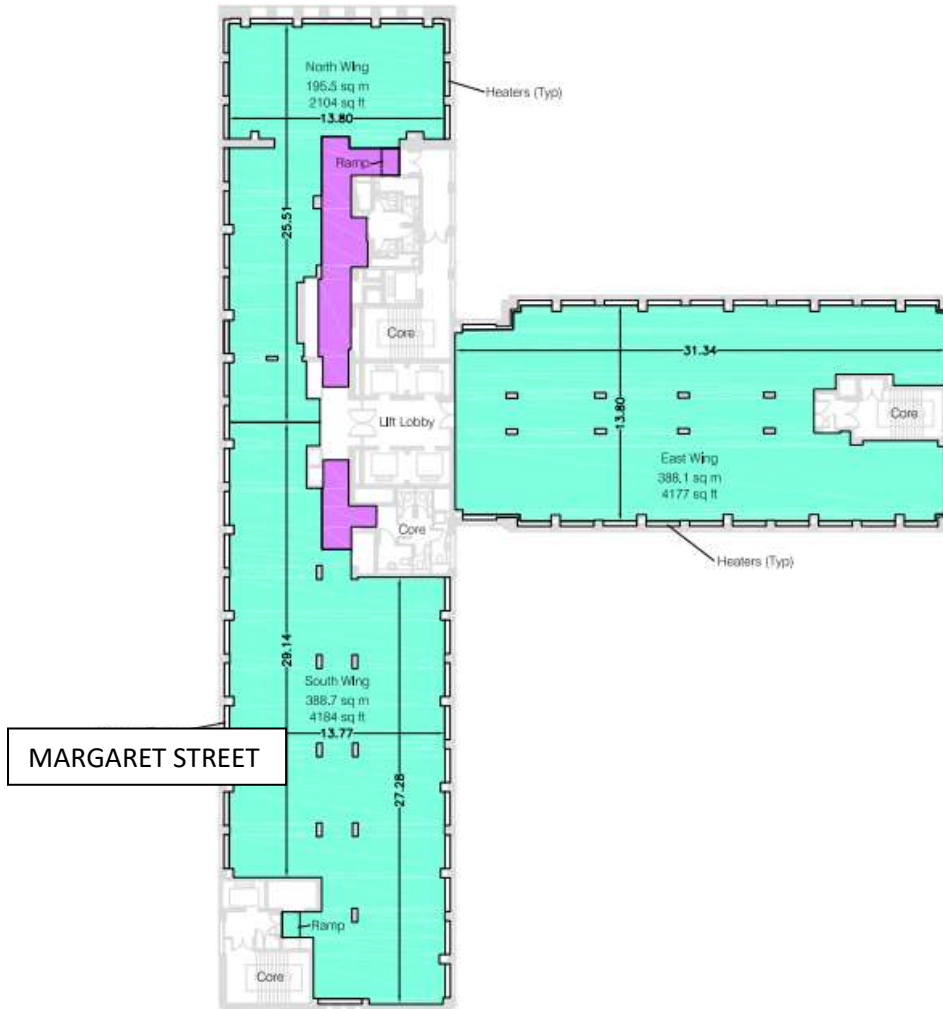
TERMS

The space is available on a new lease direct from the landlord, on a term by arrangement.

CONTACT**Maxim Vane Percy: 020 7866 7628**maxim.vanepercy@montagu-evans.co.uk**Alex Kirk: 020 3962 6453**alex.kirk@montagu-evans.co.uk**Louis Bendien: 020 3004 2911**louis.bendien@montagu-evans.co.uk**Joint agents: CBRE – 020 7182 2000**

For further information or to arrange a viewing.

11th FLOOR PLAN



Matterport Video 7th Floor East Wing: <https://my.matterport.com/show/?m=88SCKbgpMtC>

Matterport Video 7th Floor South Wing: <https://my.matterport.com/show/?m=iqva9wcnMpp>

Matterport Video 14th Floor North & South Wing: <https://my.matterport.com/show/?m=J154sfZLPPM>