

FLEXIBLE  
WEST END  
WORK SPACE



# AVAILABILITY SCHEDULE



REGENT  
STREET  
OFFICE DIRECT

OCTOBER 2020

## 207-209 REGENT STREET



### FLOOR

**Ground Floor Rear**

APPROXIMATE AREA (SQ FT)

**3,796 sq ft**

QUOTING RENT (£ PER SQ FT)

**£37.00 (£140,452.00 pa)**

RENT INCLUSIVE OF S/C

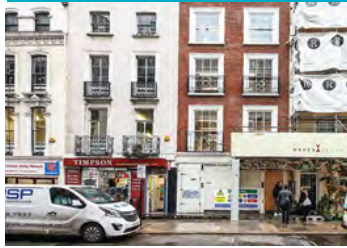
Yes

**AVAILABLE NOW**

### FEATURES

Open plan with high ceilings  
Offers as a shell space  
Sky lights bringing in natural light  
Requires refurbishment  
Demised WCs  
Business rates approx. £8.39 psf

## 6 PRINCES STREET



### FLOOR

**1st Floor**

APPROXIMATE AREA (SQ FT)

**785**

QUOTING RENT (£ PER SQ FT)

**£90.00 (£70,650.00 pa)**

RENT INCLUSIVE OF S/C

Yes

**AVAILABLE NOW**

### FEATURES

Brand new refurbished building  
LED lighting  
Tea point  
Lift access  
Communal WCs  
Internet included

## VENTURE HOUSE

### 88-90 REGENT STREET



### FLOOR

**Part 4th Floor**

APPROXIMATE AREA (SQ FT)

**2,397**

QUOTING RENT (£ PER SQ FT)

**£65.00 (£155,805.00 pa)**

RENT INCLUSIVE OF S/C

Yes

**AVAILABLE NOW**

### FEATURES

24 hour access  
Manned reception  
Tea point  
4 additional rooms  
Communal WCs  
2x 8 person lifts  
Great location  
Approx. business rates £20.00 psf

## 207-209 REGENT STREET



### FLOOR

**4th Floor**

APPROXIMATE AREA (SQ FT)

**502 sq ft**

QUOTING RENT (£ PER SQ FT)

**£55.00 (£27,610.00 pa)**

RENT INCLUSIVE OF S/C

Yes

**AVAILABLE NOW**

### FEATURES

Demised tea point  
LED lighting  
Passenger lift  
Secondary glazing  
Business rates approx. £19.03 psf

## 5 SWALLOW PLACE



### FLOOR

**2nd - 6th Floor**

APPROXIMATE AREA (SQ FT)

**1,013 - 3,391**

QUOTING RENT (£ PER SQ FT)

**From £105.00**

RENT INCLUSIVE OF S/C

Yes

**AVAILABLE NOW**

### FEATURES

Manned reception  
Fibre ready  
Showers and bike racks  
6th Floor communal terrace  
Access to free meeting rooms  
Offered Cat A / Cat A+ / Cat B  
Business rates approx. £30.00 psf

## LINEN HALL

### 162 - 168 REGENT STREET



### FLOOR

**Various offices avail. 1-15 people**

APPROXIMATE AREA (SQ FT)

**Between 136 - 560**

QUOTING RENT (£ PER SQ FT)

**£70.00**

RENT INCLUSIVE OF S/C

Yes

**AVAILABLE NOW**

### FEATURES

Manned reception  
Meeting rooms  
Communal tea points  
Bike racks  
Shower facilities  
Business rates approx. £21.00 - £25.00 psf



### 4-8 HEDDON STREET



**FLOOR**  
**3rd Floor North & South**  
**APPROXIMATE AREA (SQ FT)**  
**2,005**  
**QUOTING RENT (£ PER SQ FT)**  
**£72.50 (£?? pa)**  
**RENT INCLUSIVE OF S/C**  
**Yes**  
**AVAILABLE NOW**

#### FEATURES

Newly refurbished  
 LED lighting  
 Tea point  
 Vinyl floor  
 Perimeter trunking  
 Air conditioning  
 Lift access  
 Business rates approx. £24.19 psf

### 31-32 ST JAMES'S STREET



**FLOOR**  
**4th Floor**  
**APPROXIMATE AREA (SQ FT)**  
**1854**  
**QUOTING RENT (£ PER SQ FT)**  
**£30.00 (£55,620.00 pa)**  
**RENT INCLUSIVE OF S/C**  
**No - £10.00 per sq ft**  
**AVAILABLE NOW**

#### FEATURES

2x large offices  
 Tea point  
 New carpet  
 Air conditioning  
 Demised WC  
 Business rates approx. £31.91 psf

### 4-8 HEDDON STREET



**FLOOR**  
**2nd Floor North**  
**APPROXIMATE AREA (SQ FT)**  
**1,094**  
**QUOTING RENT (£ PER SQ FT)**  
**£72.50 (£79,315.00 pa)**  
**RENT INCLUSIVE OF S/C**  
**Yes**  
**AVAILABLE NOW**

#### FEATURES

Newly refurbished  
 LED lighting  
 Tea point  
 Vinyl floor  
 Perimeter trunking  
 Air conditioning  
 Lift access  
 Business rates approx. £21.16 psf

### MADDOX HOUSE 215-223 REGENT STREET



**FLOOR**  
**Part 4th Floor**  
**APPROXIMATE AREA (SQ FT)**  
**990**  
**QUOTING RENT (£ PER SQ FT)**  
**£60.00 (£59,400.00 pa)**  
**RENT INCLUSIVE OF S/C**  
**Yes**  
**AVAILABLE NOW**

#### FEATURES

4x passenger lift  
 Tea point  
 Communal WCs  
 Great location with easy access to local transport links  
 Business rates approx. £19.92 psf

### 29-31 HEDDON STREET



**FLOOR**  
**2nd Floor**  
**APPROXIMATE AREA (SQ FT)**  
**1,048**  
**QUOTING RENT (£ PER SQ FT)**  
**£65.00 (£68,120.00 pa)**  
**RENT INCLUSIVE OF S/C**  
**Yes**  
**AVAILABLE NOW**

#### FEATURES

Newly decorated  
 Tea point  
 Demised WC  
 Great natural light  
 LED lighting  
 Excellent location  
 Business rates approx. £17.88 psf

### 3-9 HEDDON STREET



**FLOOR**  
**3rd Floor**  
**APPROXIMATE AREA (SQ FT)**  
**2,069**  
**QUOTING RENT (£ PER SQ FT)**  
**£72.50 (£150,002.50 pa)**  
**RENT INCLUSIVE OF S/C**  
**Yes**  
**AVAILABLE NOW**

#### FEATURES

Private lift entrance into demise  
 Reception area with meeting room  
 3x demised WCs  
 Air conditioning  
 Tea point  
 Excellent natural light  
 Views over Heddon Street

### 23-27 HEDDON STREET



**FLOOR**  
2nd Floor

**APPROXIMATE AREA (SQ FT)**  
1,870

**QUOTING RENT (£ PER SQ FT)**  
£65.00 (£121,550.00 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Lift access within demise  
Excellent natural light  
Air conditioning  
Tea point  
Demised WCs  
Offered un-refurbished Business rates approx. £20.57 psf

### 207-209 REGENT STREET



**FLOOR**  
5th Floor

**APPROXIMATE AREA (SQ FT)**  
468 sq ft

**QUOTING RENT (£ PER SQ FT)**  
£55.00 (£25,740.00 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Tea point  
Lift access  
New carpet  
Perimeter trunking  
Business rates approx. £17.50 psf

### BEWLAY HOUSE 2 SWALLOW PLACE



**FLOOR**  
2nd Floor

**APPROXIMATE AREA (SQ FT)**  
1,555

**QUOTING RENT (£ PER SQ FT)**  
£65.00 (£101,075.00 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Open plan  
Lift access  
Newly installed air conditioning Demised WC  
Great views of Oxford Circus  
1 minute walk from Oxford Circus station  
Business rates approx. £22.00 psf

### 4 PRINCES STREET



**FLOOR**  
3rd Floor

**APPROXIMATE AREA (SQ FT)**  
439

**QUOTING RENT (£ PER SQ FT)**  
£48.50 (£21,291.50 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Newly decorated  
LED lighting  
Open plan column free floor plate  
Communal WC  
2min walking distance to Oxford Circus station  
Business rates approx. £17.86 psf

### KENDAL HOUSE 1 CONDUIT STREET



**FLOOR**  
3rd Floor

**APPROXIMATE AREA (SQ FT)**  
1,457

**QUOTING RENT (£ PER SQ FT)**  
£57.00 (£83,049.00 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Lift access  
Air conditioning  
Large tea point  
Demised WCs  
Open plan and column free  
Newly decorated  
Business rates approx. £18.00 psf

### 4 PRINCES STREET



**FLOOR**  
4th Floor

**APPROXIMATE AREA (SQ FT)**  
378

**QUOTING RENT (£ PER SQ FT)**  
£46.50 (£17,577.00 pa)

**RENT INCLUSIVE OF S/C**  
Yes

**AVAILABLE NOW**

#### FEATURES

Newly decorated  
Spot lighting  
Open plan column free floor plate  
Communal WC  
2min walking distance to Oxford Circus station  
Business rates approx. £16.85 psf

## 31-32 ST JAMES'S STREET



### FLOOR

**1st Floor**

APPROXIMATE AREA (SQ FT)  
**1858**

QUOTING RENT (£ PER SQ FT)  
**£30.00 (£55,740.00 pa)**

RENT INCLUSIVE OF S/C  
**No - £10.00 per sq ft**

**AVAILABLE NOW**

### FEATURES

- 2x open plan working areas
- 3x small meeting rooms
- Air conditioning
- Tea point
- Demised shower
- Demised WC
- New carpet
- Business rates approx. £31.91 psf

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# VIEWING

Strictly by appointment through the sole agents.

ALKA JOTANGIA / LEASING MANAGER

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