

FLEXIBLE
WEST END
WORK SPACE



4-8

HEDDON STREET

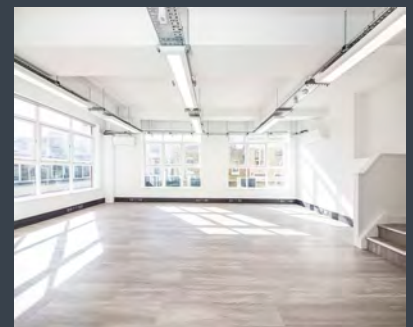
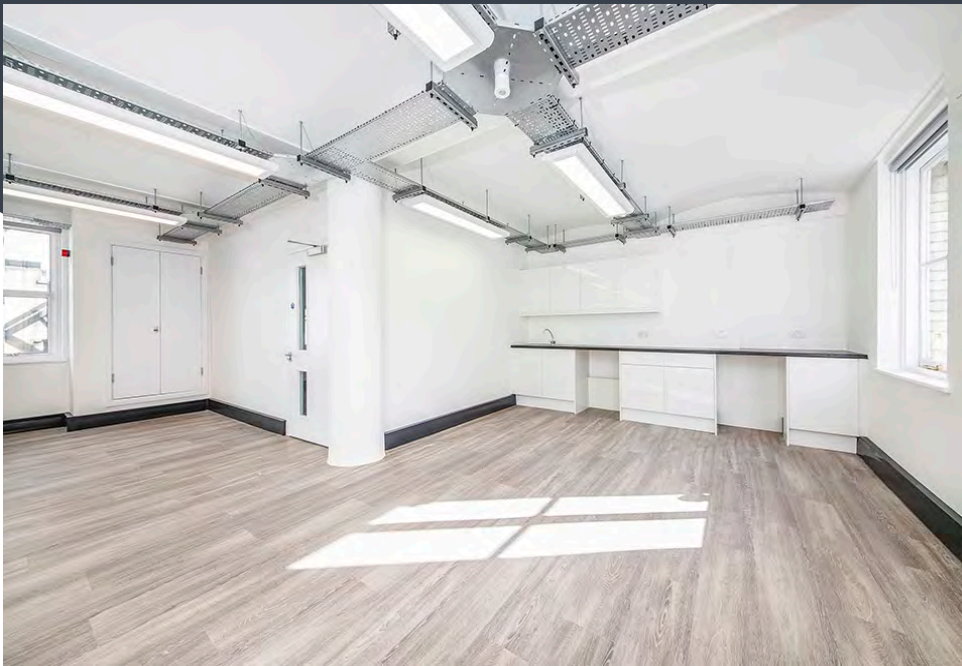
3RD FLOOR



REGENT
STREET
OFFICE DIRECT

4-8 HEDDON STREET

Available
3RD FLOOR,
2,005 SQ FT



OVERVIEW

Conveniently located within the Regent street Food Quarter, this office space benefits from a vibrant and unique location.

This third floor office space is two units on a single floor and can be let individually or together. Both sides, North and South, have been redecorated with new flooring and LED lighting. Tea points are demised, and new air conditioning units have been installed with exposed ceilings.

FEATURES

- Air conditioning
- Demised tea points
- New flooring with LED lighting
- Secondary glazing
- Exposed ceiling
- Passenger lift
- EPC Rating D

OUR TERMS

LEASE LENGTH:
3 years

BREAK CLAUSE:
6 months' notice

BUSINESS RATES:
£24.19 Approx.

RENT

£72.50 PER SQ FT

Rents are quoted inclusive of service charge and exclusive of VAT and business rates. Subject to contract.

VIEWING

Strictly by appointment through the sole agents.

**ALKA JOTANGIA /
LEASING EXECUTIVE**

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