Harcourt House 19 and 19a Cavendish Square
London W1

1,241 – 15,959 sq ft (115.29 – 1,482.63 sq m) approx.

Short Term Economical Offices To Let

Only £29.50 per sq ft

Location: Harcourt House is prominently located on the western side of Cavendish Square close to the junctions of Wigmore Street and Harley Street. Both Oxford Circus (Central, Victoria and Bakerloo lines) and Bond Street (Central and Jubilee lines) underground stations are situated close by together with numerous bus routes which pass along nearby Oxford Street. The area also benefits from a number of exclusive hotels, shops and restaurants.

Description: We are able to offer a number of self-contained suites within both buildings, comprising units ranging from approximately 1,200 sq ft to 2,700 sq ft.

Typically, the suites provide attractive offices overlooking Cavendish Square at the front and smaller partitioned rooms situated to the rear.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Current Availability – Harcourt House
19/19a Cavendish Square, London W1

Demise Description	Accommodation	Availability
Ground Floor (Unit 1)	1,983 sq ft approx.	LET
1st Floor (Unit 4)	1,876 sq ft approx.	LET
3rd Floor (Unit 8)	1,775 sq ft approx.	LET
4th Floor (Unit 9)	1,716 sq ft approx.	LET
4th Floor (Unit 10)	1,907 sq ft approx.	LET
6th Floor (Unit 15)	1,409 sq ft approx.	LET
Ground Floor (Unit 16)	2,659 sq ft approx.	Under Offer
Ground Floor (Unit 17)	2,627 sq ft approx.	Available
1st Floor (Unit 18)	2,735 sq ft approx.	Available
1st Floor (Unit 19)	2,753 sq ft approx.	Available
3rd Floor (Unit 22)	2,503 sq ft approx.	Available
3rd Floor (Unit 23)	2,406 sq ft approx.	Available
4th Floor (Unit 25)	1,694 sq ft approx.	Available
6th Floor (Unit 28)	1,241 sq ft approx.	Available
6th Floor (Unit 29)	1,336 sq ft approx.	Under Offer

Amenities:

- 24 Hour Access
- Commissionaire
- Own WCs
- Fully Carpeted
- Automatic Passenger Lift
- Central Heating
- Kitchenette
- Immediately Available

Lease: New short term subleases are available up until December 2016, excluded from sections 24-28 of the Landlord & Tenant Act 1954 (Part II) as amended.

All leases will contain mutual options to determine on 31st July 2016, and anytime thereafter on 3 months' Notice.

Rent: £29.50 per sq ft exclusive of rates and service charge.

Service Charge: Currently running at between £7.00 and £10.00 per sq ft.

EPC Rating: E - 108

Possession: Immediate upon completion of legal formalities.

Legal Costs: Each party to be responsible for their own costs

Viewings: Strictly via sole letting agents Mellersh & Harding

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