

ON BEHALF OF STANDARD LIFE INVESTMENTS

REFURBISHED AIR CONDITIONED OFFICE

20 ORANGE STREET

LONDON WC2



2,071 Sq Ft (192.40 Sq M) – TO BE LET

LOCATION:

The property is located on the south side of Orange Street, which links Haymarket and Charing Cross Road, close to its junction with Whitcomb Street. The area offers many amenities and facilities for both business and social purposes. The building is within a short walk of Piccadilly Circus, Leicester Square, and Charing Cross mainline station. Several bus routes are also within easy access.

020 7522 8500

ACCOMMODATION:

The second floor has undergone a comprehensive refurbishment which now provides a high quality open plan floor with excellent light, capped services and raised floors :-

Floor	Description	Sq Ft	Sq M
2 nd floor	B1 Offices	2,071	192.40

SPECIFICATION:

- Air conditioning
- Raised floors
- LG7 compliant lighting
- New suspended ceiling
- Capped off services
- Receptionist
- Passenger lift

TERM:

A new lease is available for a term by arrangement.

RENT:

£52.50 per sq ft per annum, exclusive of all outgoings.

RATES:

The rates payable for the current year equate to £38,970 (i.e. £18. 81 per sq ft)

SERVICE CHARGE:

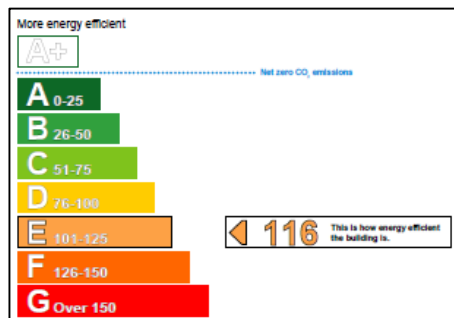
TBC

POSSESSION:

Immediate upon completion of legal formalities.

VIEWINGS:

By prior appointment via sole agents **MELLERSH & HARDING**



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