9 ORANGE STREET LONDON WC2

Dynamic offices in the heart of the West End

1,658 - 5,339 sq ft
a modern space

High quality, refurbished office accommodation in a prominent corner building with frontages to both Orange Street and Oxendon Street, just off Haymarket.

Available as a self contained HQ building or on a floor by floor basis.
Located in the very centre of the West End, uniting the exclusive and prestigious area of St James’s with the creative and stimulating areas of Soho and Covent Garden, 9 Orange Street is ideally positioned amongst some of the best restaurants, bars and shops that London has to offer.
the building

Schedule of Areas

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourth Floor</td>
<td>523</td>
<td>49</td>
</tr>
<tr>
<td>Third Floor</td>
<td>1,494</td>
<td>139</td>
</tr>
<tr>
<td>Second Floor</td>
<td>1,658</td>
<td>154</td>
</tr>
<tr>
<td>First Floor</td>
<td>1,664</td>
<td>155</td>
</tr>
<tr>
<td>Reception</td>
<td>110</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,449</strong></td>
<td><strong>506</strong></td>
</tr>
</tbody>
</table>

Typical Upper Floor

Summary Specification

- Comprehensively refurbished both internally and externally
- Large terrace (4th floor)
- New VRF air-conditioning
- New metal tile raised floor
- New LED lighting
- New plasterboard ceiling
- New video entryphone system
- New WC & shower facilities
- 6 person passenger lift

Open Plan

Cellular Configuration

* For indicative purposes only
For further information please contact

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phil@coh.eu
020 7399 2742

Bryan Pontifex
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020 7408 1114

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West End Offices To Let

9 Orange Street
London WC2

Comprehensively Refurbished Corner Office Building To Let

1,658—5,449 sq ft (154-496 m²)

Description

- Comprehensively refurbished internally and externally
- Corner building with decorative terrace
- New VRF comfort cooling with fresh air supply
- 6 person passenger lift
- New raised floors
- New LED lights
- New plasterboard ceilings
- Showers
- New video entryphone system
- Excellent natural light
9 Orange Street, WC2

Location
The property is located on the North side of Orange Street at the junction with Oxendon Street. Piccadilly Circus, Leicester Square and Charing Cross stations are located a short walk away providing easy access to the Northern, Piccadilly & Bakerloo lines, as well as National Rail services.

The building is located close to the St James’s Market development which provides a number of high end dining and entertainment venues, in addition to those in the wider West End area.

Description
The building has been comprehensively refurbished both inside and out to provide high quality air conditioned office accommodation.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3rd + 4th</td>
<td>2,017 sq ft + decorative terrace</td>
</tr>
<tr>
<td>2nd</td>
<td>1,658 sq ft</td>
</tr>
<tr>
<td>1st</td>
<td>1,664 sq ft</td>
</tr>
<tr>
<td>Reception</td>
<td>110 sq ft</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>5,449 sq ft</td>
</tr>
</tbody>
</table>

Lease
A new lease is available direct from the landlord.

Rent
Guiding mid £70’s per sq ft

Rates
Circa £21.00 per sq ft (April 2017 / 2018).

Interested parties are invited to make their own enquiries.

Service Charge
TBC

EPC
TBC

For further information or to arrange a viewing please contact the sole agents:

Crossland Otter Hunt
Phil Frenay
phil@coh.eu

Bryan Pontifex
bryan@coh.eu

020 7408 1114  www.coh.eu

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