

4 Fitzhardinge Street London W1H 6EG

Cooled Period Offices To Let

3rd and 4th Floors: 1,581 sq ft (146.9 m²)



- High quality, period office space
- To be refurbished
- Comfort cooling
- Flood wired
- Manned reception
- Kitchen
- WCs
- Shower
- Excellent natural light
- Shared use of the ground floor boardroom

4 Fitzhardinge Street, W1

Location

The property is situated on the north side of the street which runs between Portman Square and Manchester Square. Bond Street underground station (Central and Jubilee lines) and Baker Street underground station (Jubilee, Bakerloo, Metropolitan, Circle and Hammersmith & City lines) are both within easy walking distance.

Description

The available accommodation, accessed by way of an attractive entrance hall and staircase, is located on the third and fourth floor of this period mid-terraced building. The floors benefit from a generous floor-to-ceiling height and excellent natural light throughout.

The third floor is split between two similarly proportioned larger rooms divided by large double doors and two smaller rooms making ideal meeting rooms / offices. The fourth floor will provide open-plan accommodation when refurbished, with a kitchen, WCs and shower.

There is shared use of a well presented boardroom which is located on the ground floor and is available by separate arrangement.



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

Crossland Otter Hunt
Nick Sinclair | nick@coh.eu
Charlotte Steele | charlotte@coh.eu

Floor	Size (sq ft)
4th	753
3rd	828
Total	1,581

Lease

The accommodation is offered on a new effective FRI lease for a term to be agreed.

Rent

£62.38 per sq ft.

Rates

3rd floor: £21.16 per sq ft

4th floor: £16.87 per sq ft

Service Charge

£10.00 psf with annual uplifts in line with RPI

Energy Performance

TBC

09/21

020 7408 1114 www.coh.eu