



## 25 Argyll Street, London, W1F 7TU

4th Floor - 10,200 sq ft

Under Refurbishment

- Refurbished Reception
- New VRV Cooling
- Bike Racks
- Raised Floors
- Shower Facilities

# 25 Argyll Street

London, W1F 7TU

CROSSLAND  
OTTER HUNT



## Summary

Available Size	10,200 sq ft / 947.61 sq m
Rent	£79.50 per sq ft
Rateable Value	£720,000
Service Charge	£15.24 per sq ft
EPC	B

## Description

(Please Note: The photos shown above are from the 5th floor refurbishment which is a similar specification to this floor.)

The 4th floor provides 10,200 of CAT A office accommodation. 25 Argyll Street is focused on the tenant with unique specifications and end-of-journey facilities. This is a rare opportunity to occupy a 10,000 sq ft floor in a highly sought-after part of the West End. With three separate entrances, the building features newly refurbished contemporary receptions and entrance halls.

## Location

25 Argyll Street offers exceptional office space and is a stone's throw from Oxford Circus and the new Bond Street Elizabeth Line entrance.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
4th	10,200	947.61	£79.50	£37.55	£15.24	Available
<b>Total</b>	<b>10,200</b>	<b>947.61</b>	<b>£79.50</b>	<b>£37.55</b>	<b>£15.24</b>	

## Terms

A new lease available for a term by arrangement.



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