



CAVENDISH SQUARE

LONDON W1



Exceptional corner building offering high-quality CAT A+ offices with breathtaking views over Cavendish Square

885 sq ft – 8,852 sq ft
TO LET

8 CAVENDISH SQUARE





High-quality CAT A+ specification

Situation

Situated on a highly prominent corner overlooking Cavendish Square, the property also enjoys substantial frontage onto Cavendish Place. The area hosts a diverse mix of office tenants and is within easy reach of London's premier shopping destinations, including Oxford Street, Regent Street, and New Bond Street.

Excellent transport links are available via nearby Oxford Circus and Bond Street Underground stations, providing access to the Victoria, Central, Bakerloo, Jubilee, and Elizabeth lines.

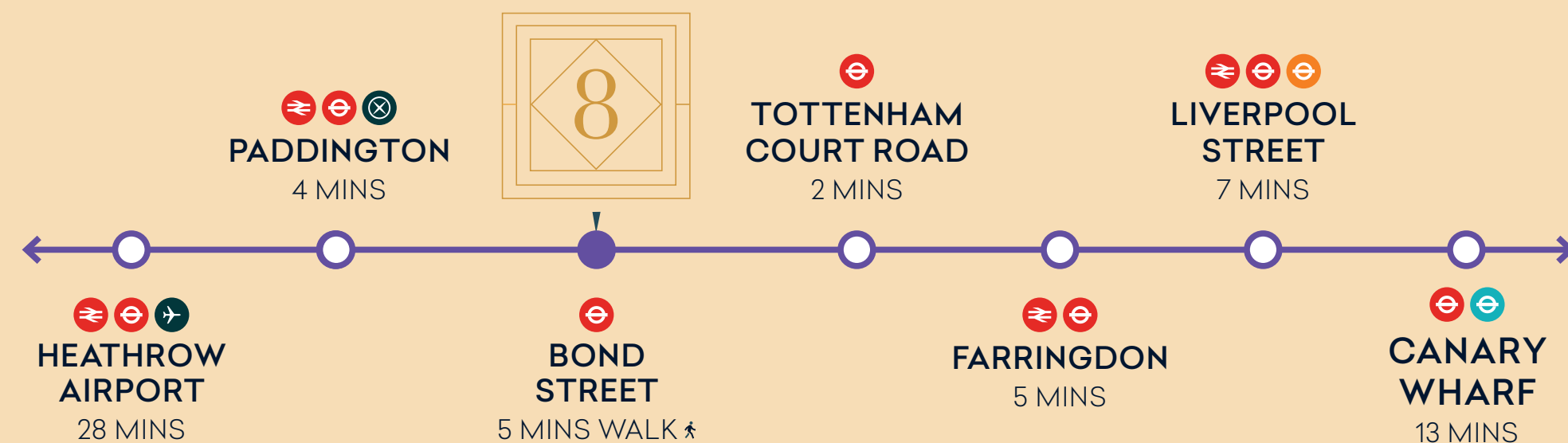
KEY CONNECTIONS

 **OXFORD CIRCUS**
4 MINS 

 **BOND STREET**
5 MINS  (Hanover Square)



KEY ELIZABETH LINE JOURNEY TIMES (from Bond Street)





The Building

8 Cavendish Square is an impressive corner building overlooking Cavendish Square. The upper office floors are finished to a high-quality CAT A+ specification and all benefit from excellent levels of natural light throughout. The property features a manned reception and substantial end-of-trip facilities.



First Floor

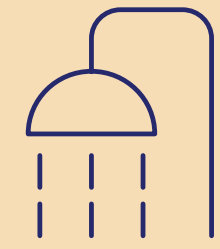
Excellent natural light



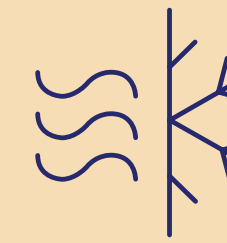
Specification



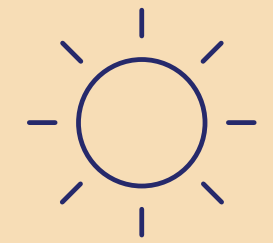
Fully fitted & furnished (2nd & 3rd floors)



New showers & bike storage



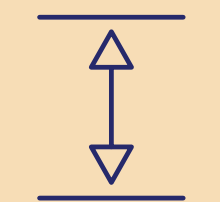
Air-conditioning



Excellent natural light



Passenger lift



Good floor to ceiling height



Views over Cavendish Square

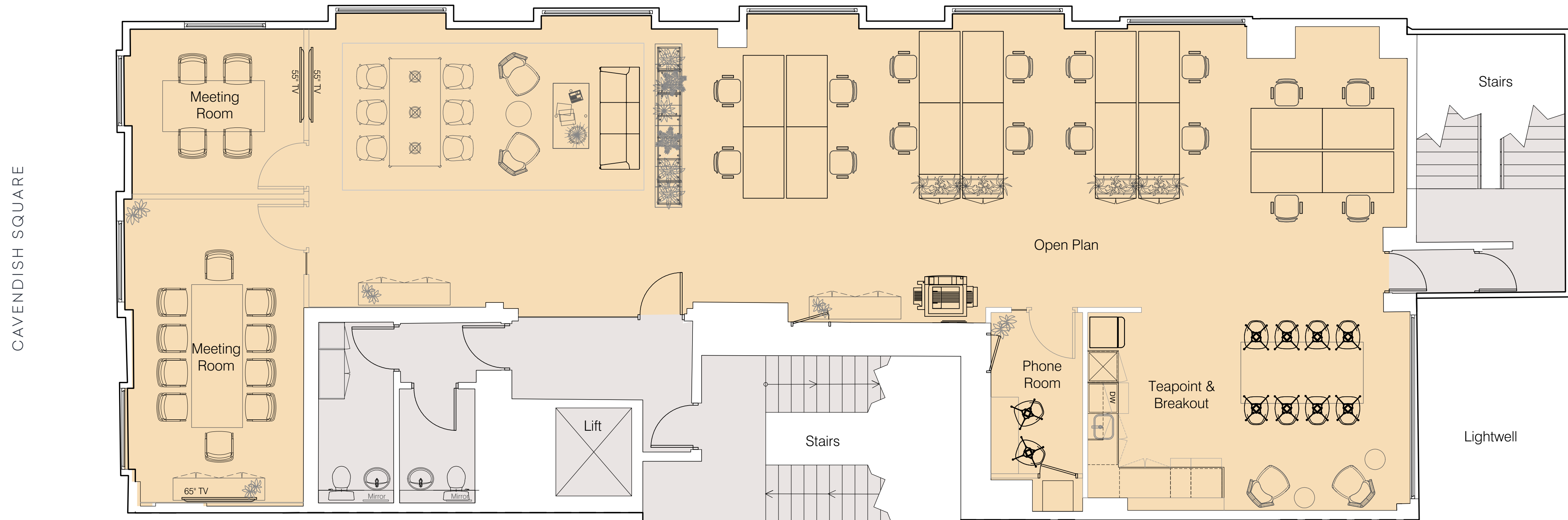


Manned reception



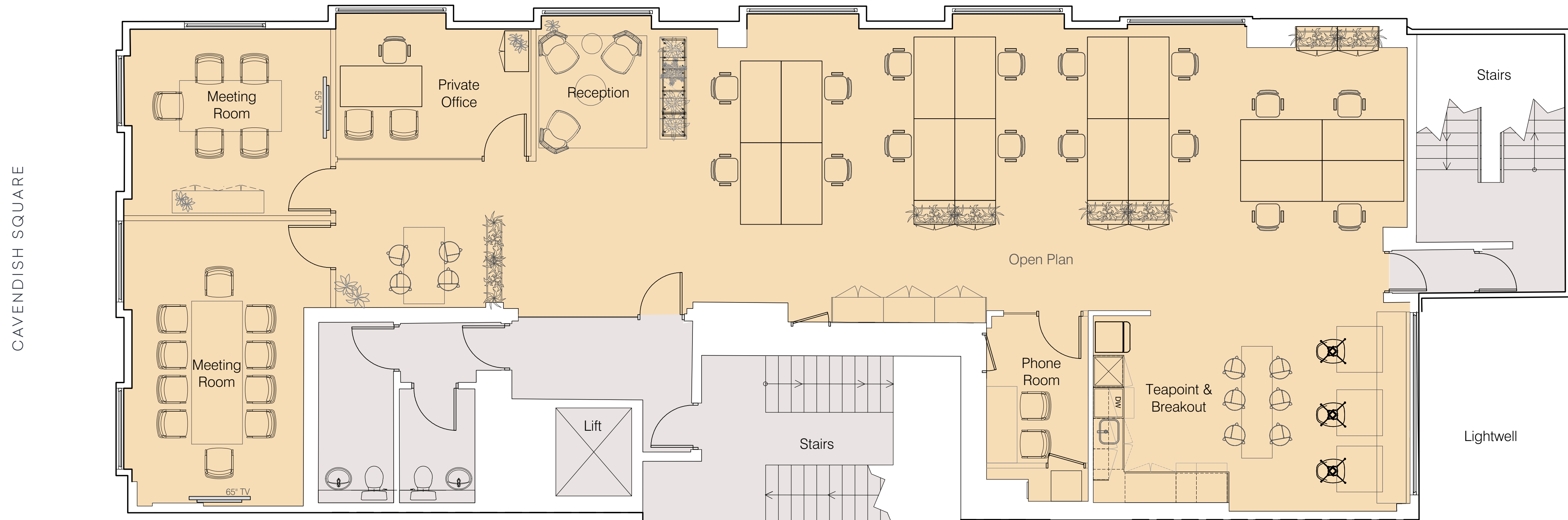
Space Plans

3rd Floor 2,048 sq ft / 190.3 sq m NIA



Space Plans

2nd Floor 2,026 sq ft / 188.02 sq m NIA



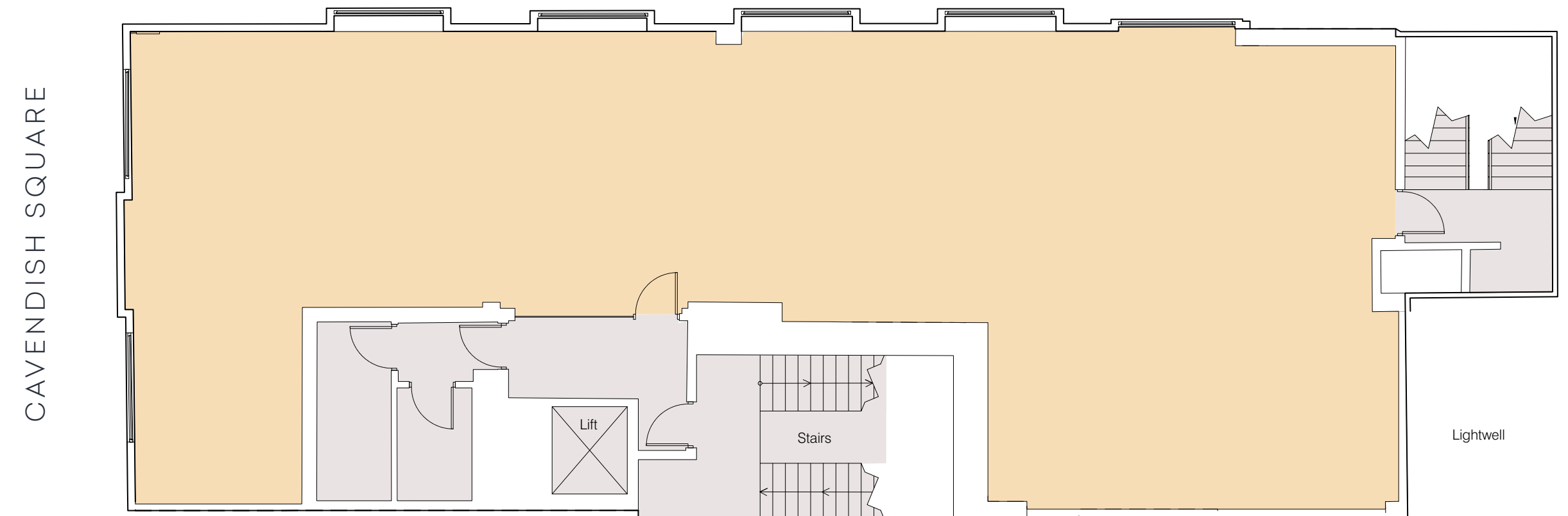
Floor Plans

The property provides the following floor areas:

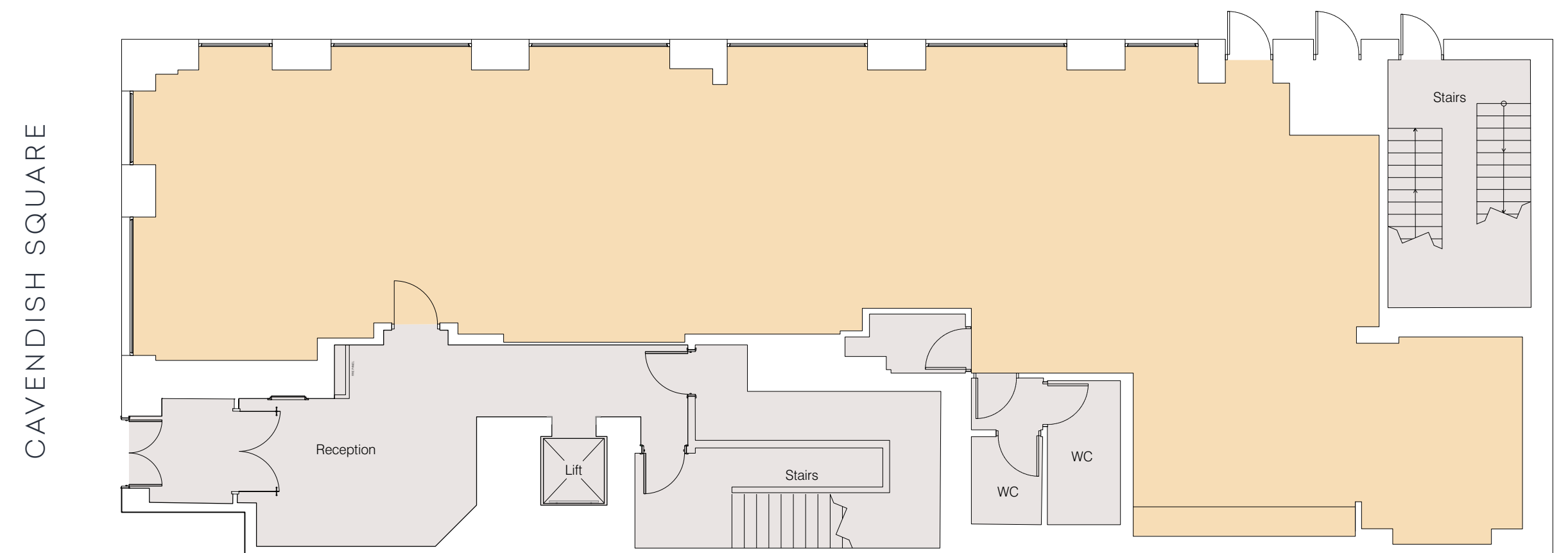
FLOOR	USE	NIA AREA sq m	NIA AREA sq ft
Third*	Office	190.3	2,048
Second*	Office	188.2	2,026
First	Office	186.7	2,010
Ground	Office	174.9	1,883
Lower Ground	Office	82.2	885
TOTAL		822.3	8,852

* CAT A+ specification

First Floor 2,010 sq ft / 186.7 sq m NIA



Ground Floor 1,883 sq ft / 174.9 sq m NIA





Further Information

EPC

EPC B on upper floors.

Viewing

Strictly by appointment through the joint sole agents.

Contacts

**CROSSLAND
OTTER HUNT**

Richard Lockhart
richard@coh.eu
07780 661 096

Charlotte Steele
charlotte@coh.eu
07503 625 481

Terms

Available by way of a new flexible lease direct from the landlord on terms by arrangement.

SW

Sanderson
Weatherall

Ross Blanchflower
ross.blanchflower@sw.co.uk
07734 365 141

Gregory Porter
gregory.porter@sw.co.uk
07973 504 356



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