

Preliminary Details

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To Let

Superb Office Suite

Level 6th Floor South – 19,993 Sq. Ft.

Central St. Giles, London WC2H 8AG



Location: Central St. Giles is centrally located in London's West End, it abuts Covent Garden, Soho, Bloomsbury and Noho.

Transport facilities are excellent with Tottenham Court Road (Northern, Central and Crossrail) within a two-minute walk, Covent Garden (Piccadilly) and Holborn (Central and Piccadilly lines) both an eight-minute walk. Central St. Giles also offers 25,000 sq. ft. of restaurant / retail units.

Accommodation: The office accommodation is located on Level 6 south and comprises a mixture of large open plan areas, private offices, boardrooms, breakout / kitchen facilities and benefits from two winter gardens.

Areas are as follows:

Floor	Sq. Ft	Sq. m
Offices	19,993	1,857
Winter Gardens	645	59.5
Storage	494	45.8

There is one car parking space and one motorcycle space included.

Amenities:

- Fantastic natural light
- Four pipe fan coil air conditioning
- 2.9m floor to ceiling height
- 150m raised floor
- Twelve 21-person passenger lifts
- Three goods lifts
- 1 car parking space
- 1 motorcycle space
- Mixture of Private Offices / Boardroom / Kitchen and breakout space

Lease: A Full Repairing and Insuring Lease inside the Landlord & Tenant Act, expiring 3rd April 2026 subject to a rent review on the 4th April 2021 and a **tenant only** option to break the lease on 3rd April 2021.

Rent: £1,477,508.50 per annum exclusive.

Rates: £30.79 psf approximately.

Service Charge: £8.00 psf approximately.

Legal Costs: Each party is to bear their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through sole agents.

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