

SHORT TERM OFFICE BUILDING TO LET

12 CAVENDISH PLACE, LONDON W1G 9DJ

**Location:**

The property prominently fronts the north side of Cavendish Place, which links the picturesque Cavendish Square to Regent Street, and benefits from its position overlooking the north east corner of the square. Cavendish Place is strategically located at the centre of three of London's principal villages; Mayfair, Marylebone and Fitzrovia, in the heart of London's West End. The surrounding villages are characterised by some of the West End's most prime office buildings, as well as the extensive amenity offering of retail, medical, residential and leisure.

Cavendish Place benefits from excellent transport links with Oxford Circus (Central,

Bakerloo & Victoria lines) and Bond Street (Central & Jubilee lines) Underground stations both within two minute's walk to the south. Numerous bus routes pass through Oxford Street, Regent Street and Great Portland Street, providing easy access to and from all other parts of London. Accessible via the Victoria line is the Eurostar terminus at St Pancras International which provides high speed rail services to mainland Europe.

Accommodation:

12 Cavendish Place is a Grade II Listed property comprising 12,656 sq ft GIA / 8,473 sq ft NIA over lower ground, ground and three upper floors.

	NIA		GIA	
	Sq. Ft.	Sq. M.	Sq. Ft.	Sq. M.
Lower Ground	1,377	127.90	2,434	226.17
Reception	315	29.26	-	-
Ground	1,441	133.83	2,509	233.06
First	1,710	158.88	2,513	233.46
Mezzanine	239	22.16	465	43.21
Second	1,689	156.90	2,533	235.35
Third	1,702	158.12	2,202	204.54
Total	8,473	787.09	12,656	1,175.79

Amenities:

Lease:

Short term only, up to 9 months.

Rent:

£39.50 per sq. ft. exclusive

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment with sole agents James Andrew International.



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