23 Haymarket, London SW1

LEVY REAL ESTATE

Bright cost-effective office space To Let on Flexible Lease Terms

OFFICE

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Location

The property is situated on the east side of Haymarket immediately south of Panton Street. The new Dover Street Market has taken occupation of the adjacent properties to the south with the Crown Estate's St James's Market redevelopment opposite.

The immediate area benefits from theatres, restaurants and hotels with Leicester Square 100m to the north east. The retail offerings of Piccadilly, Regent Street and Covent Garden are within 500m with the vibrant and world renowned Soho 200m to the north.

Transport

The property is located less than 50m from Piccadilly Circus (Piccadilly and Bakerloo Lines) and is a short walk from Leicester Square (Piccadilly and Northern Lines), Green Park (Piccadilly, Victoria and Jubilee Lines) Underground Stations. There are also numerous bus routes that run along Haymarket to Charing Cross / Strand and Westminster.

Description

The property is arranged over basement, ground and four upper floors in a Georgian style with a sandstone elevation and small bay windows.

The upper floors are accessed via a private door to the side of the retail element with a large central staircase splitting the property. Each floor consists of a single room to the front and rear with a large circulation area linking the two.

Specification

- Excellent levels of light from windows on both elevations
- Plasterboard ceiling with good ceiling heights throughout.
- Ceiling mounted modern strip/spot lighting
- Wall mounted comfort cooling cassettes.
- Secondary glazing throughout
- Dado perimeter trunking
- Voice entry phone
- Good views over Haymarket
- Demised WC's

Lease Terms

Available on a new lease direct from the Landlord for a term to be agreed.

Accommodation (NIA)

Description	sq ft	sq m
2nd Floor	250	23.22
1st Floor	265	24.61
Total	**515**	**47.84**

Rent

£45.00 per sq. ft.

Rates and Service Charge

Rates: c. £16.50 per sq. ft. - Service Charge TBC

Further Information

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