



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
Rates Payable	£40.59 per sq ft
Service Charge	£15.24 per sq ft
EPC	B

Description

(Please Note: The photos shown above are CGIs of what a potential fit out could look like and the floor is currently in CAT A condition).

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	Under Offer
Total	10,200	947.61	£79.50	£37.55	£15.24	

Terms

A new lease available for a term by arrangement.



Richard Lockhart

020 7399 2735 | 07780661096

richard@coh.eu



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu