

# Kingsland House, 122-124 Regent Street, London, W1B 5SA



OFFICE TO LET | 558-1,120 sq ft



## Location

Kingsland House is situated on the east side of Regent Street and is within close proximity to Piccadilly Circus, Oxford Circus and Green Park underground stations giving easy access to Piccadilly, Victoria, Bakerloo and Central lines. The location is renowned for its high quality office, retail and leisure provisions.

## Floor Areas

Floor	sq ft	sq m
Fifth Floor (North)	562	52
Fifth Floor (South)	558	52
<b>TOTAL (approx.)</b>	<b>1,120</b>	<b>104</b>

\*Measurement in terms of \*NIA

## Description

The fifth floor north and south suites benefit from excellent natural light and are available either together or individually. The available space is fully fitted and cabled with parquet flooring and a kitchenette (North side).

### Matthew Hall, Partner

📞 020 7025 1398

### Georgia Mason, Agency Surveyor

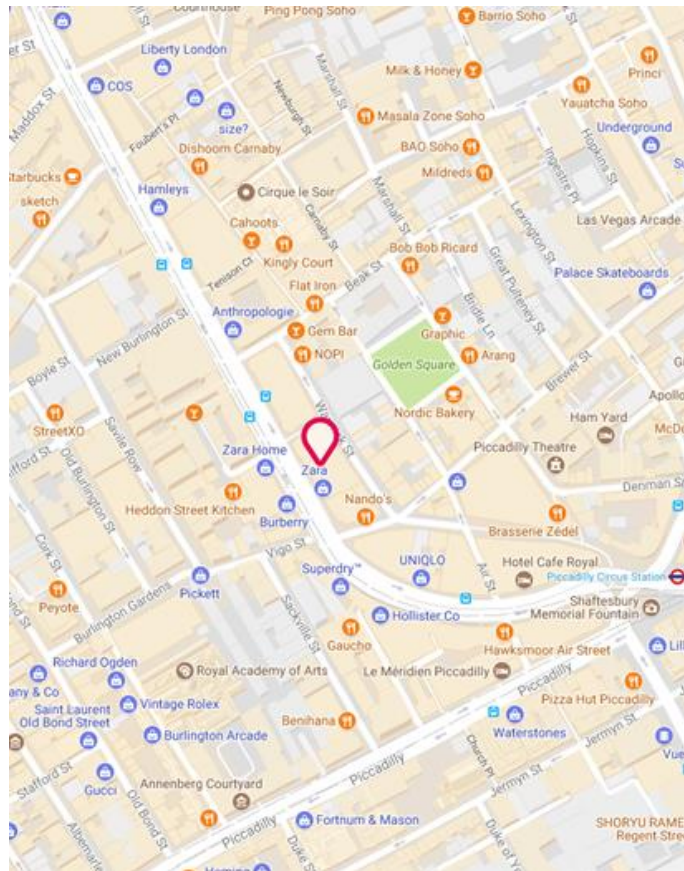
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract January 2018**

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## Terms

Tenure:	Leasehold
Lease:	A new lease to June 2022
Rent:	£69.50 psf pax
Rates:	Estimated at £17.50 psf pa 2017/18
Service Charge:	Approximately £12.37 psf pa

## Amenities

- New comfort cooling
- New perimeter trunking
- Suspended LED lighting
- Parquet flooring
- Passenger Lift
- 24 hour access
- Refurbished WC's
- Furniture available by separate arrangement

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