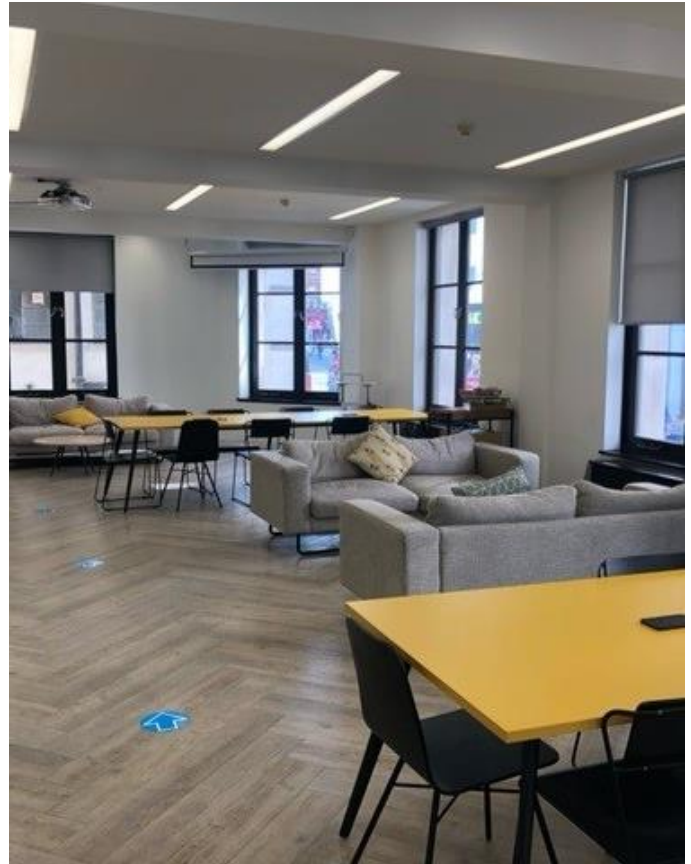


Clareville House,
26-27 Oxendon Street SW1 Y 4EL



OFFICE TO LET | 8,093 sq ft



Location

Clareville House is situated on the corner of Oxendon Street and Panton Street, close proximity to Leicester Square. Piccadilly Circus (Bakerloo & Piccadilly Lines), Leicester Square (Piccadilly line, Northern line) and Charring Cross (British Rail, Northern Line & Bakerloo) stations are all a short walk. The location offers everything required by a modern business in one of the West End's most vibrant exclusive sub-markets.

Description

An opportunity to acquire fully fitted office accommodation approximately 8,093 sq ft on the entire 1st floor.

The accommodation consists mainly open plan, boardroom, meeting rooms, quiet booths and large kitchen/breakout area all fitted to high standard.

Floor Areas

Floor	sq ft	sq m	
1 st floor	8,093	752	Available
TOTAL (approx.)	8,093	752	

Measurement in terms of NIA

Area

St James's is a desirable area of central London in the City of Westminster. The district is famous for the gentlemen's clubs that exist along Pall Mall and St James's Street, the retail thoroughfares of Piccadilly and the bespoke shirt tailors along Jermyn Street. It became the destination of choice during the hedge fund boom of the late noughties with record office rents set on St James's Square. St James's historic market has also undergone recent regeneration by the Crown Estate and Oxford Properties. The area is now home to world-class restaurants and major fashion brands, as well as a new public square.

Bert Murray Partner

07775521102

Paul Dart Partner

07502306240

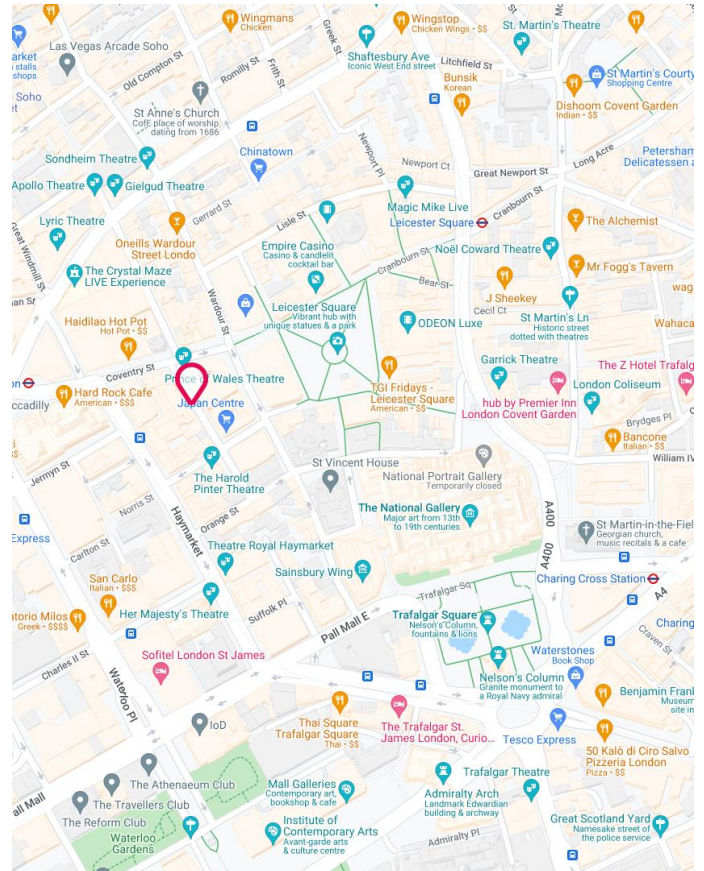
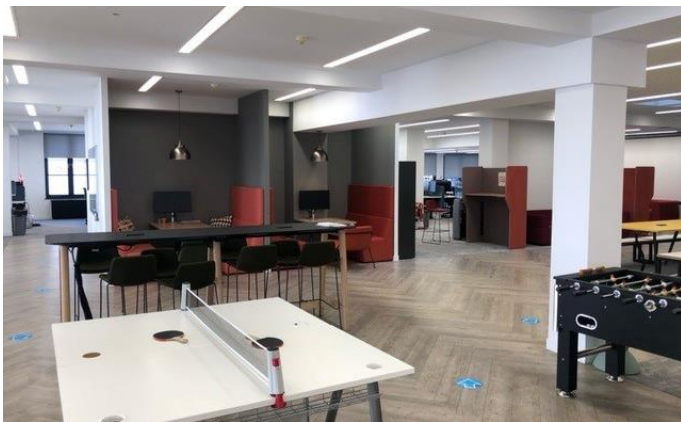
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Subject to Contract February 2022

020 7025 1390

4 Golden Square London W1F 9HT

OFFICE TO LET | 8,093 sq ft



Terms

Tenure:	Leasehold
Lease:	Lease until July 2024 or alternatively a new lease is available
Rent:	£72.50 per sq ft
Rates:	Approx. £23.00 per sq ft
Service Charge:	Approx. £13.00 per sq ft

Amenities

- Fully Fitted
- Contemporary main Reception
- Air conditioning
- Commissionaire
- Kitchenette/Breakout area
- Excellent natural Light
- Cycle Storage/Showers
- Demised WC's and showers

Bert Murray, Partner

📞 07775521102
 📧 bmurray@monmouthdean.com

Paul Dart, Partner

📞 07502306240
 📧 pdart@monmouthdean.com

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Subject to Contract June 2022