



1<sup>st</sup> Floor, 30-31 Haymarket, London, SW1Y 4EX

3,070 SQ FT

# HIGHLIGHTS:

- Plug & Play
- Boardroom
- Meeting Rooms
- Reception Entrance
- Kitchen & Breakout Area
- High Specification Lighting
- Manned Reception Entrance
- Showers Facilities
- Secure Bike Storage

# **WE ARE OFFICES**

Contact us TEL 020 3595 3121 E-MAIL info@makingmoves.london WEB www.makingmoves.london



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#### **LOCATION:**



The office is well located on Haymarket Street, connecting tenants to both Pall Mall & Piccadilly. Occupiers are treated with an abundance of food & beverage and entertainment amenities in the area.

Piccadilly Circus, Leicester Square, Charing Cross and Covent Garden Station are all within an 8 minute walk of the office.



#### **DESCRIPTION:**



This office offers high specification, plug & play office accommodation next to Piccadilly Circus Station.

The office is fitted with two open plan desking areas, boardroom, meeting rooms, kitchen, breakout area and a client facing reception entrance.

The building has a manned reception entrance, shower facilities and bike storage.

#### EPC:



An EPC is available on request

#### **TERMS:**



Available by way of a sublease or assignment until September 2025.

A new, longer lease is also available direct with the landlord.

#### **VIRTUAL TOUR:**



Click here to view the virtual tour

### FLOOR AREAS & OUTGOINGS:

Floor <b>Siz</b>		Quoting Rent*	Service Charge	Business Rates	Total (pa)	Total (pcm)
1 <sup>st</sup> 3,0	070	£40.50	£13.70	£29.46	£256,836	£21,403

\* Net Effective Basis

#### **VIEWINGS:**

Strictly through appointment by sole agent:

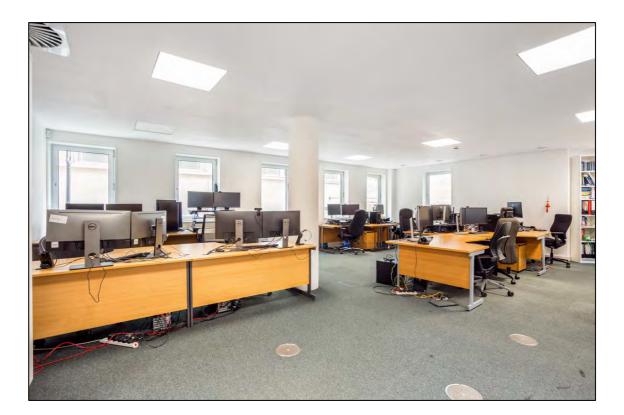
George Marment Email: gpm@makingmoves.london Tel: 07551 158799 or 020 3595 3121 Phil Snowden Email: ps@makingmoves.london Tel: 07765 722626 or 020 3595 3121

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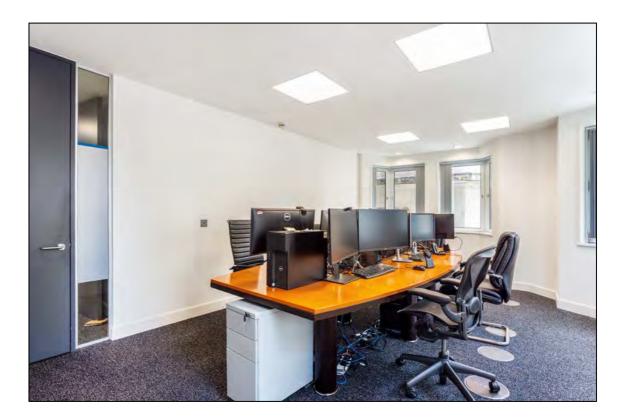






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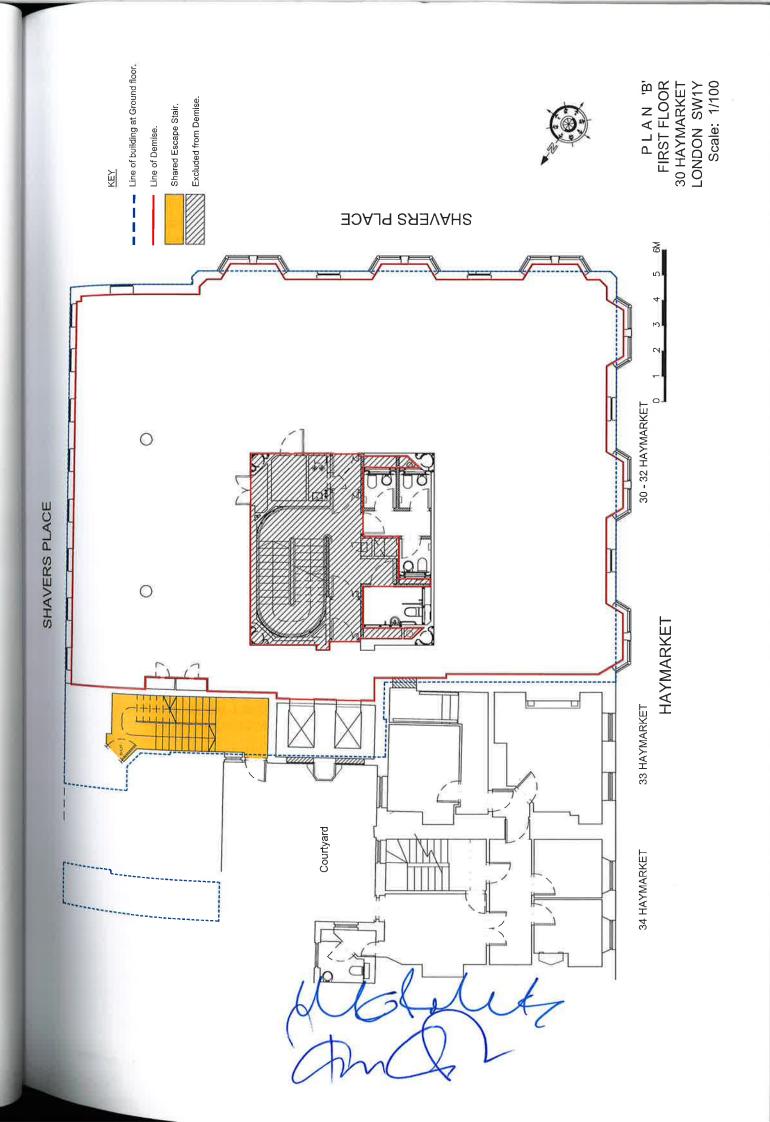














## **HEAD OFFICE**

19 Willow Street London EC2A 4BH

### **WEST END**

Henry Wood House 2 Riding House Street W1W 7FA

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TEL 020 3595 3121 E-MAIL info@makingmoves.london WEB makingmoves.london

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