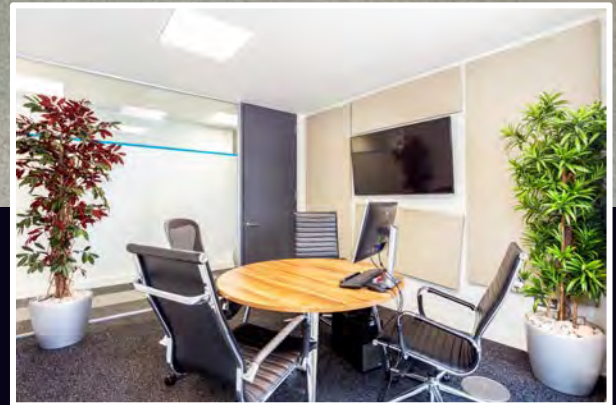
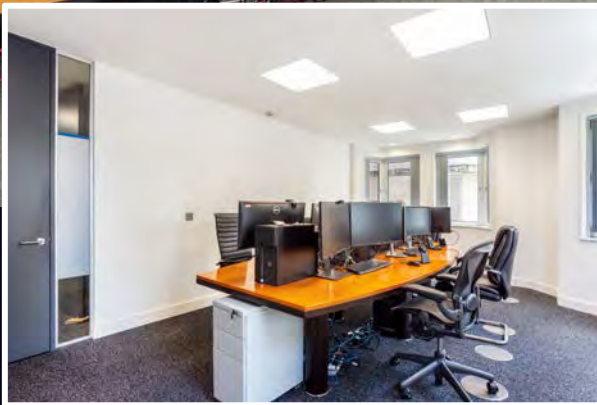
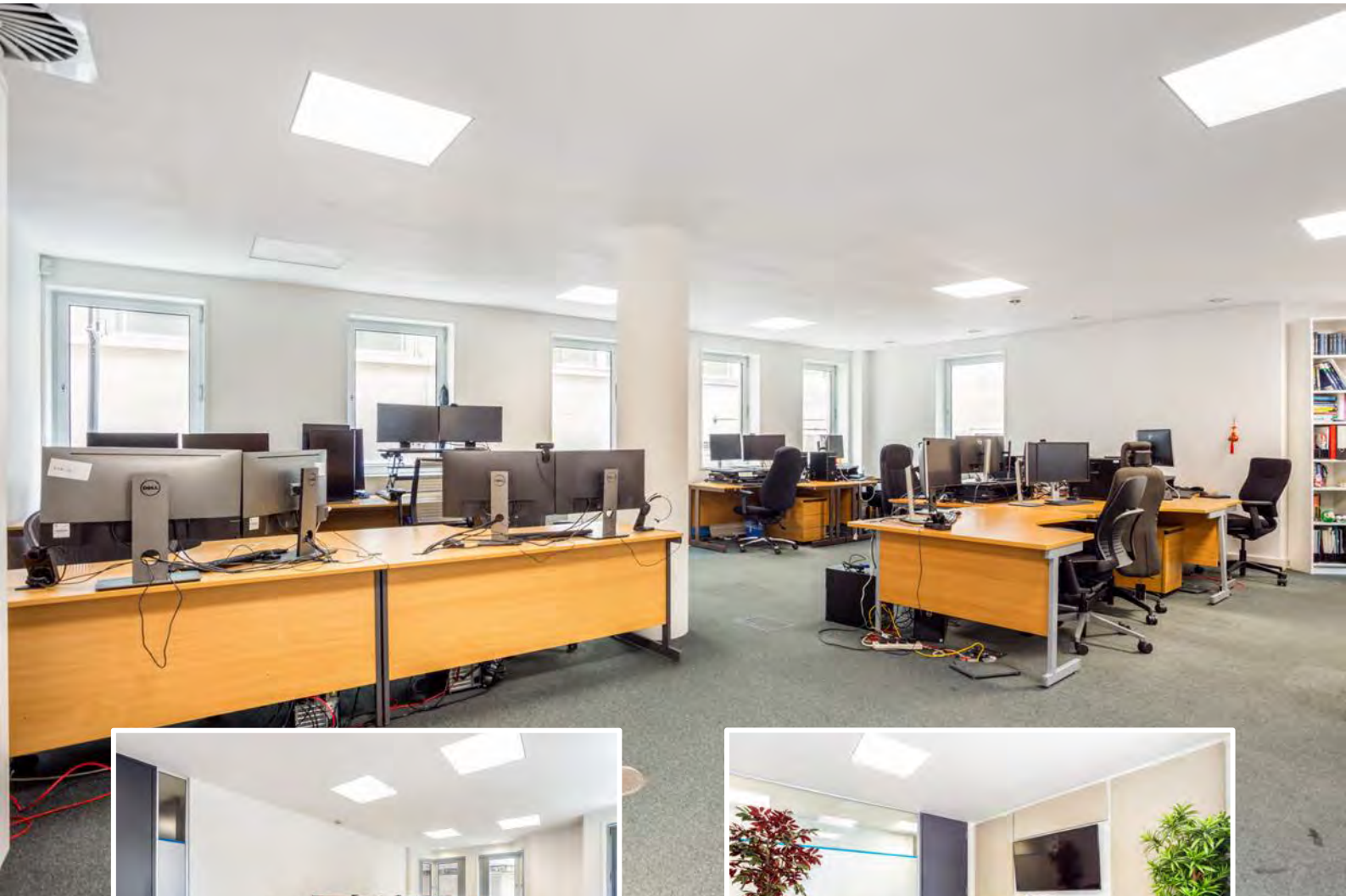




MAKING MOVES



EXIT



**1ST 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

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.

TERMS:



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

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

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view the virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent*	Service Charge	Business Rates	Total (pa)	Total (pcm)
1 st	3,070	£40.50	£13.70	£29.46	£256,836	£21,403

* Net Effective Basis

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

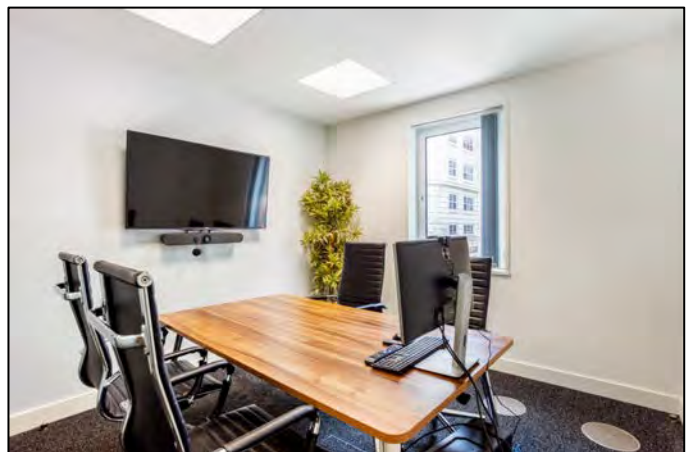
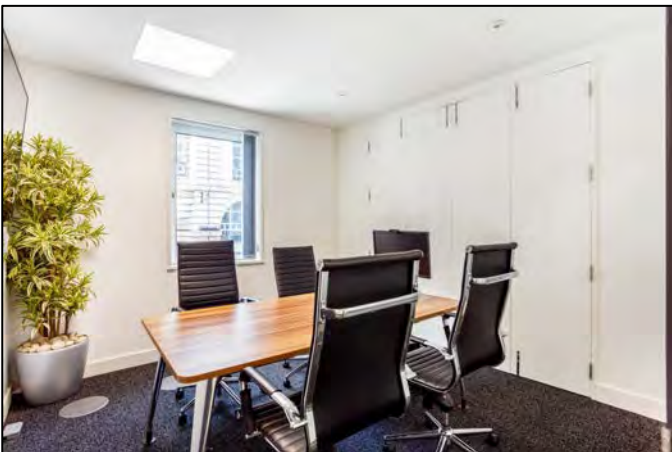
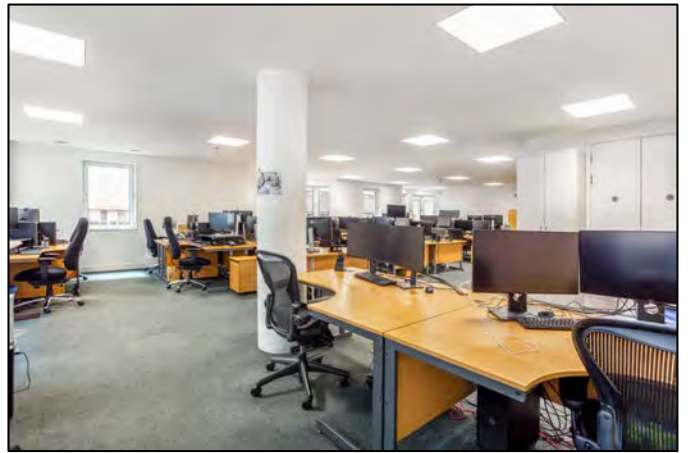
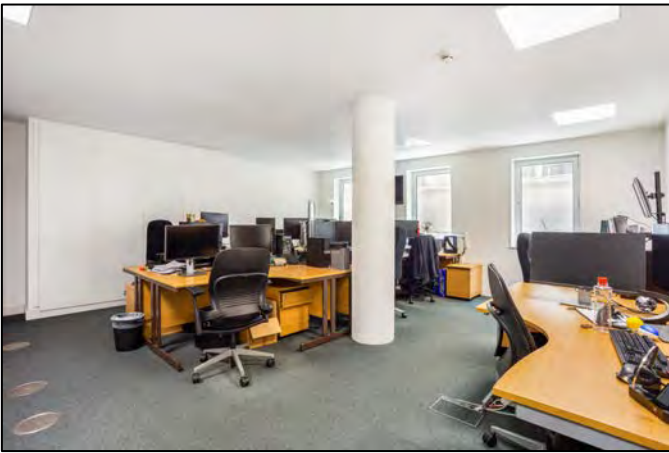
Email: gpm@makingmoves.london

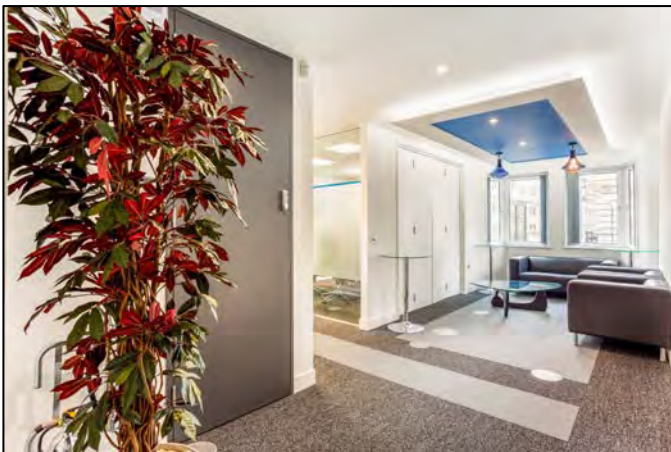
Tel: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

Tel: 07765 722626 or 020 3595 3121





SHAVERS PLACE

SHAVERS PLACE

KEY

Line of building at Ground floor.

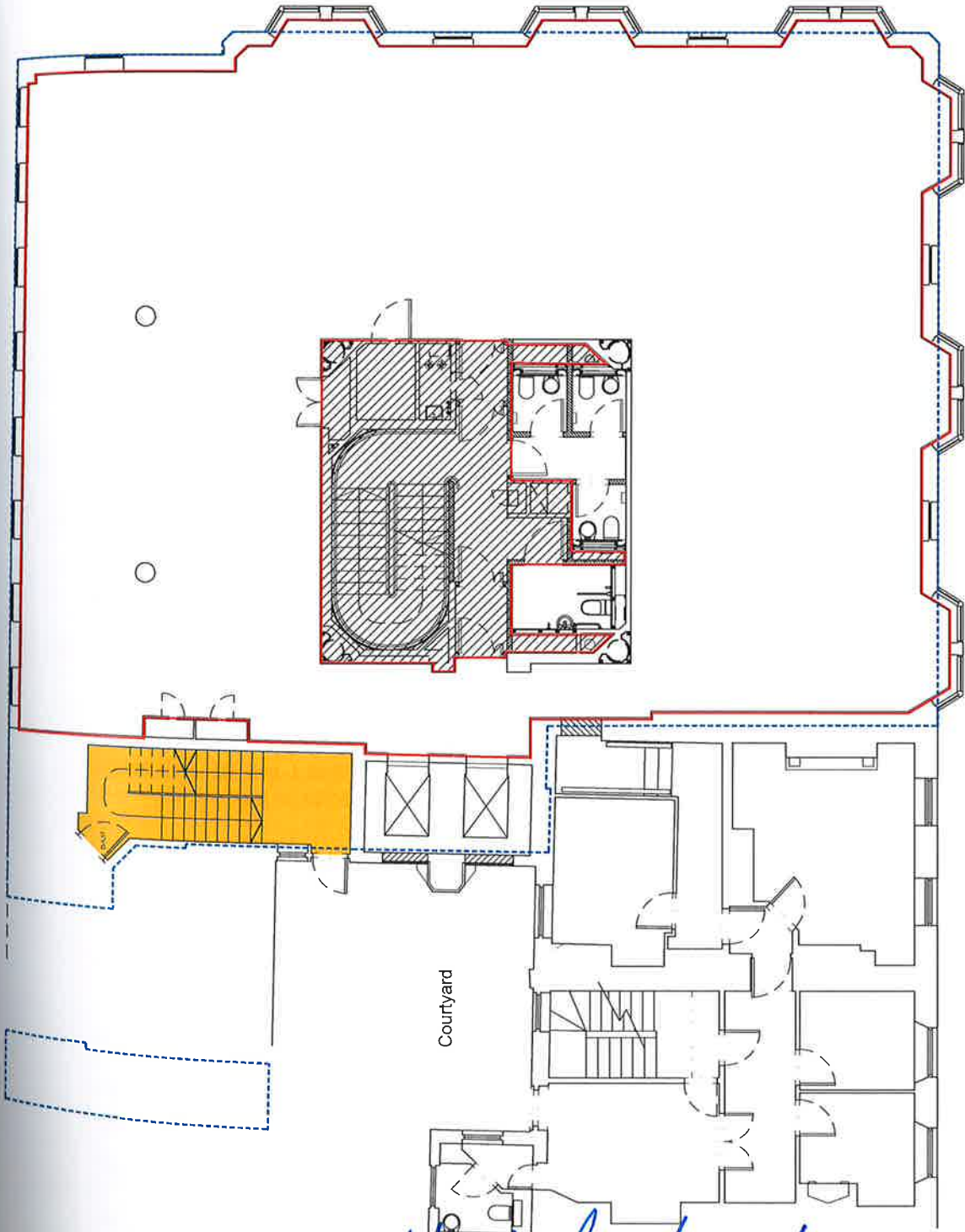
Line of Demise.

Shared Escape Stair.

Excluded from Demise.



PLAN 'B'
 FIRST FLOOR
 30 HAYMARKET
 LONDON SW1Y
 Scale: 1/100



30 - 32 HAYMARKET

33 HAYMARKET

34 HAYMARKET

HAYMARKET

Handwritten signature in blue ink.



MAKING MOVES

HEAD OFFICE

19 Willow Street
London
EC2A 4BH

WEST END

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2 Riding House Street
W1W 7FA

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