



EXIT



## 4<sup>TH</sup> FLOOR, 1 HILLS PLACE, W1F 7HL

4,550 SQ FT



Plug & Play



Floor to Ceiling  
Windows



Private Roof  
Terrace



Manned Reception,  
Bike Storage &  
Showers



High  
Specification  
Kitchen &  
Breakout Area



Boardroom &  
Meeting Rooms



VIEW NOW 07471 998225 OR 07551 158799

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www.makingmoveslondon.co.uk



## DESCRIPTION

1 Hill's Place features an open-plan desk area that provides flexibility for both individual work and team collaboration. It also includes several meeting rooms and a dedicated reception area.

The office features a large kitchen and breakout area. With floor-to-ceiling windows, the space is flooded with natural light, creating a bright, airy atmosphere throughout the day. Additionally, the office boasts a large outdoor terrace overlooking Oxford Street.

The building boasts bike storage and showers as well as an attractive manned reception.



## TERM

This office is available by way of a Sublease or Assignment with an Expiry in July 2027.

A new, longer lease is available direct from the landlord.



## VIRTUAL TOUR



## LOCATION

1 Hills Place is located in the heart of London's West End, a highly sought-after area known for its vibrant atmosphere and close proximity to major business districts.

The address offers easy access to Oxford Street, Soho, and Covent Garden, making it ideal for both businesses and professionals. The building is well-served by public transport, with several tube stations nearby, including Tottenham Court Road and Oxford Circus, ensuring excellent connectivity to all parts of the city.



| Floor           | Size (sqft) | Quoting Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|-----------------|-------------|--------------|----------------|----------------|------------|-------------|
| 4 <sup>th</sup> | 4,550       | £60.04       | £19.95         | £29.98         | £500,364   | £41,697     |



### GEORGE MARMENT

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Tel: 07551 158 799



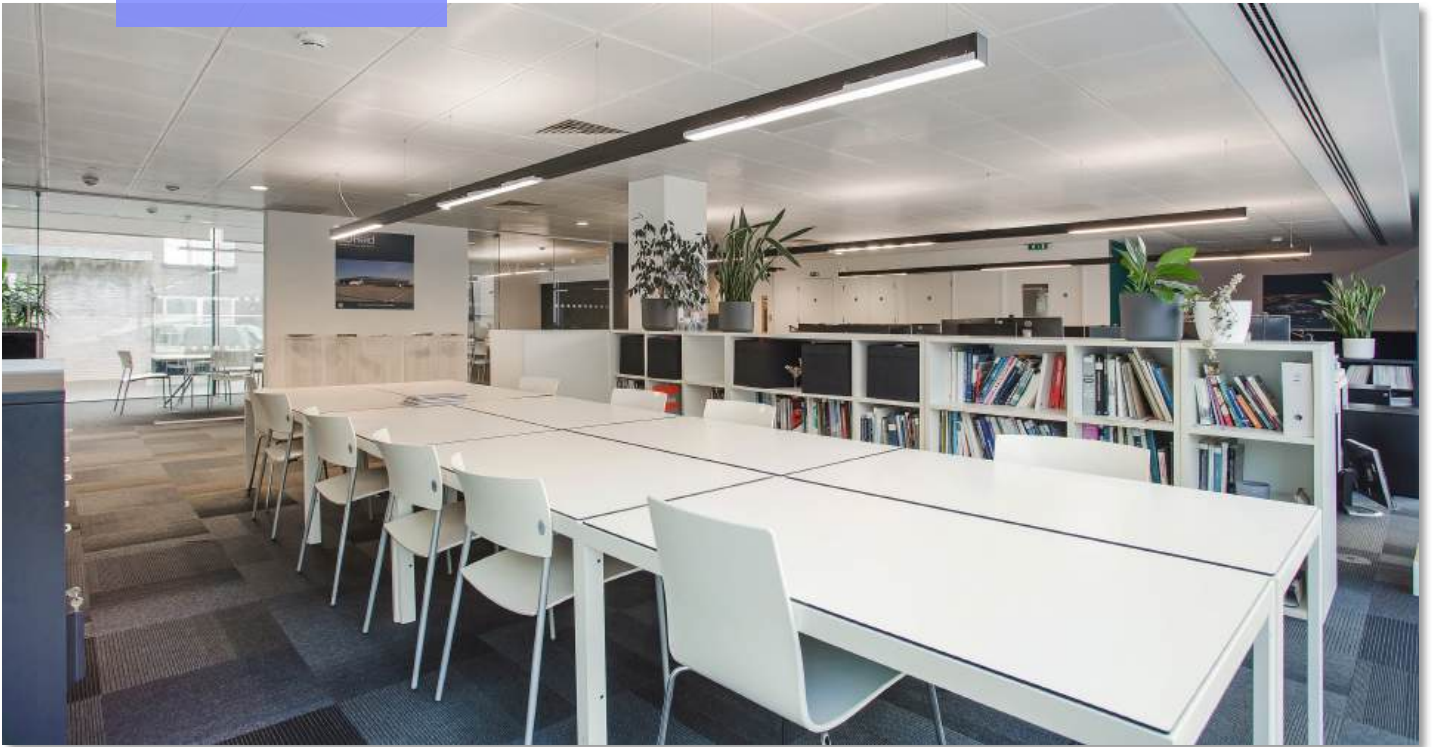
### RACHEL STEAD

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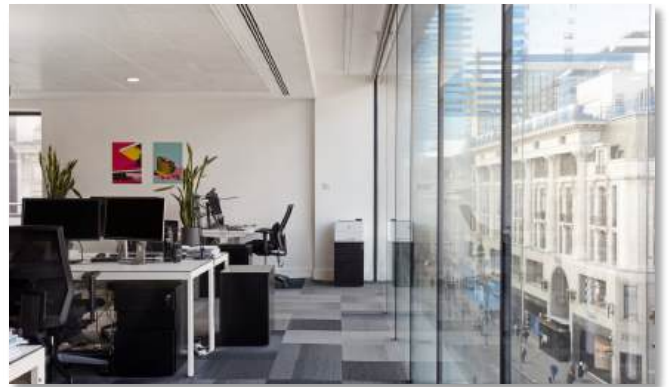


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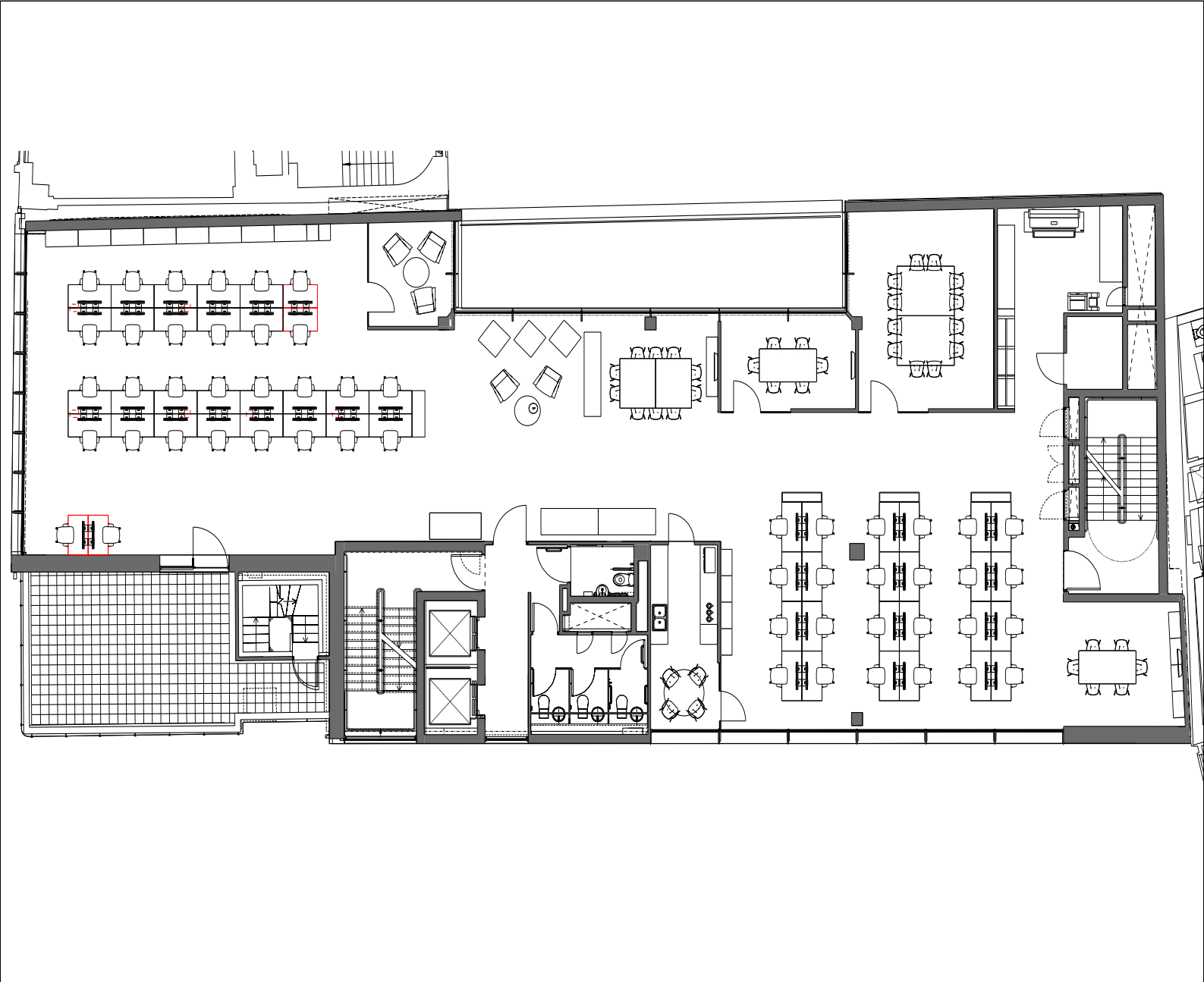


EXIT





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MAKING MOVES

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