



## GRADE "A" FITTED OFFICE SUITE

TO LET

KENT HOUSE, MARKET PLACE LONDON W1

**3,221 SQ FT**

### THE AREA

Kent House is located in the heart of Noho at the junctions with Market Place, Great Titchfield Street and Eastcastle Street. Oxford Circus underground station is within a moments walk.



### THE SPACE

The building was refurbished by Great Portland Estates some 4 years ago and we are able to offer a Grade "A" self contained section of the 6<sup>th</sup> floor which has been fitted out to the highest standards by means of glazed partitioning to provide 5 offices, 2 meeting rooms, 2 open plan areas and fully fitted kitchen.



## THE SERVICES

- 2 automatic passenger lifts
- VRF air conditioning
- Cat 5e cabling
- LG3 lighting
- Fully accessed raised floor
- Carpeted
- Commissionaire
- CCTV
- Skylights
- Shower
- Plastered ceilings
- Generous natural light from 3 sides

## N.B.

The 2<sup>nd</sup> floor (3,570 sq ft) is also available on a new lease direct from the landlord providing a total of 6,791 sq ft.

## THE TERMS

|       |                                |
|-------|--------------------------------|
| Lease | Expires December 2014          |
| Rent  | £65.00 p sq ft                 |
| S/C   | Approximately £8.25 p sq ft    |
| Rates | £16.71 p sq ft payable 2011/12 |

## HOW TO VIEW

Call Joshua Gilbery or Simon Korn

020 7499 6070