



# ORWELL HOUSE, 16-18 BERNERS STREET, W1

OFFICE SPACE TO LET | 3,300 SQ FT / 306.58 SQ M



## DESCRIPTION

The property comprises a mixed use building of masonry construction arranged over seven floors. The 3rd floor offers a mixture of open plan work space, meeting rooms, 2x kitchenettes, wood flooring throughout, high ceilings, and benefits from excellent natural light.

## AMENITIES

- Comfort cooling
- Commissionaire
- High quality manned entrance hall
- 2 passenger lifts
- Exposed cable trays



## LOCATION | 16-18 BERNERS STREET, W1

Orwell House is located in the Fitzrovia district, of which is characterized by a mixed-use of residential, business and retail. The property is situated on the east side of Berners Street, directly opposite the Sanderson Hotel. Oxford Circus, Tottenham Court Road and Goodge Street underground stations are all within short walking distances.



## SIZE

Floor	Sq ft	Sq m	Rent per sq ft
3rd	3,300	306.58	£45.00

## TERMS

Lease: Available by way of a sublease until September 2017, outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Quoting Rent: £45.00 per sq ft

Service Charge: £8.00 per sq ft approx.

Rates: £17.25 per sq ft approx.

VAT: This building has been elected for VAT

## CONTACT

Viewings strictly by appointment with the sole letting agents DeVono Cresa.

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### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

