

PROFIT



12,100 sq.ft APPROX  
(1,124 sq.m.)

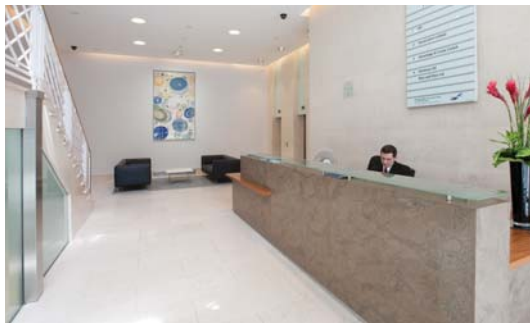
**CAN LET AS A  
SMALLER SUITE**



LONDON W1

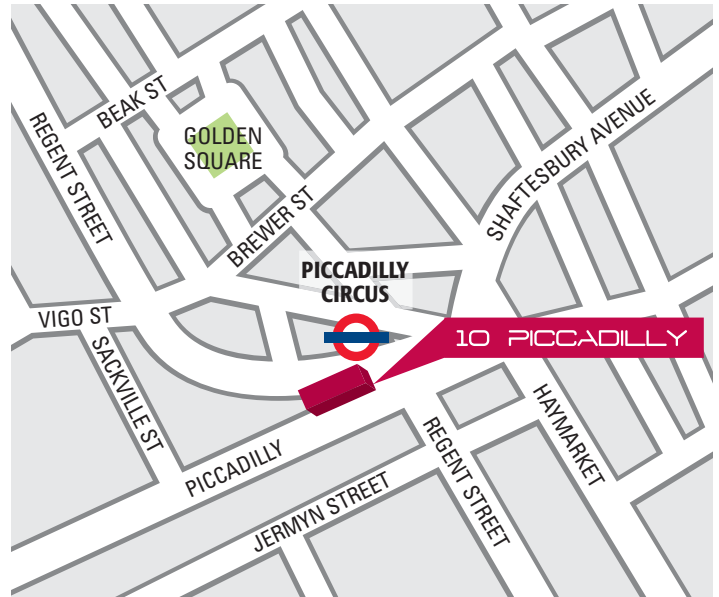
TOT

**ENTIRE SECOND FLOOR AIR CONDITIONED OFFICES**



## Location

This landmark building is located at the junction of Piccadilly and Regent Street. The area is very well served for restaurants, shopping and transport facilities with Piccadilly Circus (Piccadilly and Bakerloo line) underground station being almost adjacent.



## Description

The available offices comprise the entire second floor which is currently divided by demountable partitioning to provide a balance of open plan and cellular offices having a total floor area of approximately 12,100 sq.ft. (1,124.12 sq.m.)

**CAN LET AS A SMALLER SUITE - details on request**

## Features

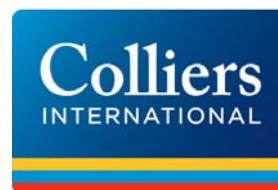
- Air conditioning
- Commissionaire
- Suspended ceilings
- Own WCs and kitchen
- Excellent natural light including two atria
- Three passenger lifts
- Raised floors
- Kitchen facilities
- Storage

## Terms

Full rent and lease terms on request.

## Viewing

By appointment through the joint sole agents.



**Robert Few**  
Dir +44 (0)20 7487 1971  
robert.few@colliers.com



**Richard Spencer**  
richardspencer@hng.co.uk  
Hargreaves Newberry Gynge Limited