



OFFICE TO LET

3 CAVENDISH SQUARE

London, W1G 0LB

PERIOD OFFICES AVAILABLE ON CAVENDISH SQUARE.

961 TO 2,614 SQ FT (89.28 TO 242.85 SQ M)



**BNP PARIBAS
REAL ESTATE**

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DETAILS



DESCRIPTION

The lower ground is partially fitted and available now.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
3rd	1,653	153.57	To Let	Available
Lower Ground - Front	961	89.28	To Let	Available
Total	2,614	242.85		

KEY FEATURES

- High quality fit out
- VRF Heating/Cooling
- Comprehensively refurbished
- Occupational density of 1:10 sq m
- Cat 6 cabling provided throughout
- Showers
- Secure bicycle storage
- Staffed reception

OUTGOINGS

- **Rent:** 3rd Floor - POA, Lower Ground Floor - £72.50 (per sq ft exc)
- **Rates:** 3rd Floor - £31.21 psf / Lower Ground Floor - £15.50 psf
- **Service charge:** £23.86 per sq ft
- **EPC:** EPC exempt - Listed building

3 CAVENDISH SQUARE

London, W1G

TO REQUEST A VIEWING CALL US 0207 629 7282



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LOCATION



Located on the east side of Cavendish Square a short walk from both Bond Street and Oxford Circus Underground Stations. The building is the epicentre of four of the West End's most vibrant and prestigious submarkets with Mayfair, Soho, Fitzrovia, and Marylebone all within easy reach.

CONTACT US

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BNP Paribas Real Estate (West End)
24 Savile Row, London, W1S 2ES

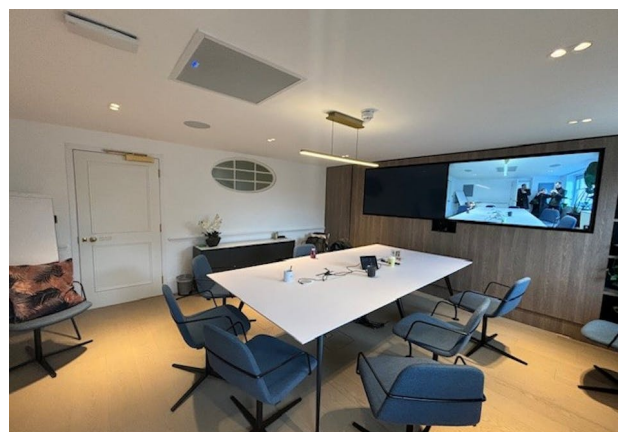
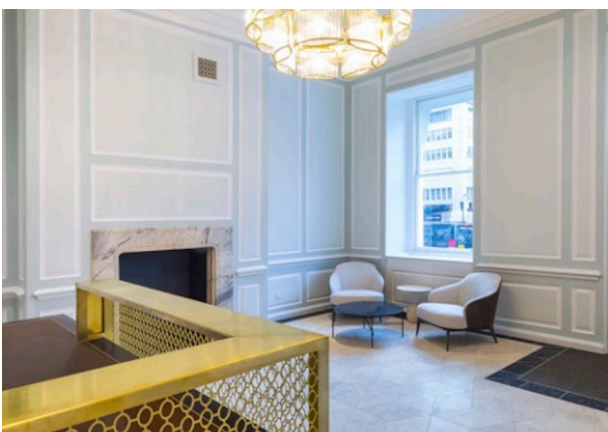
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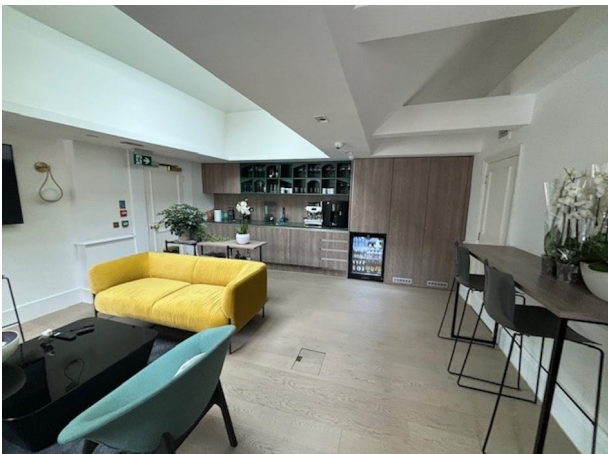
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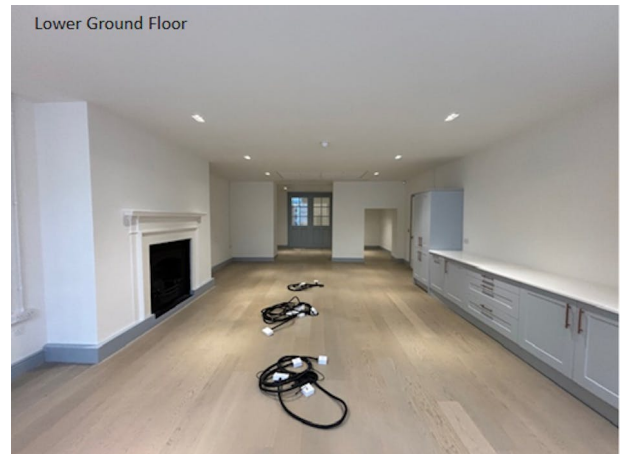
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FURNITURE LEGEND

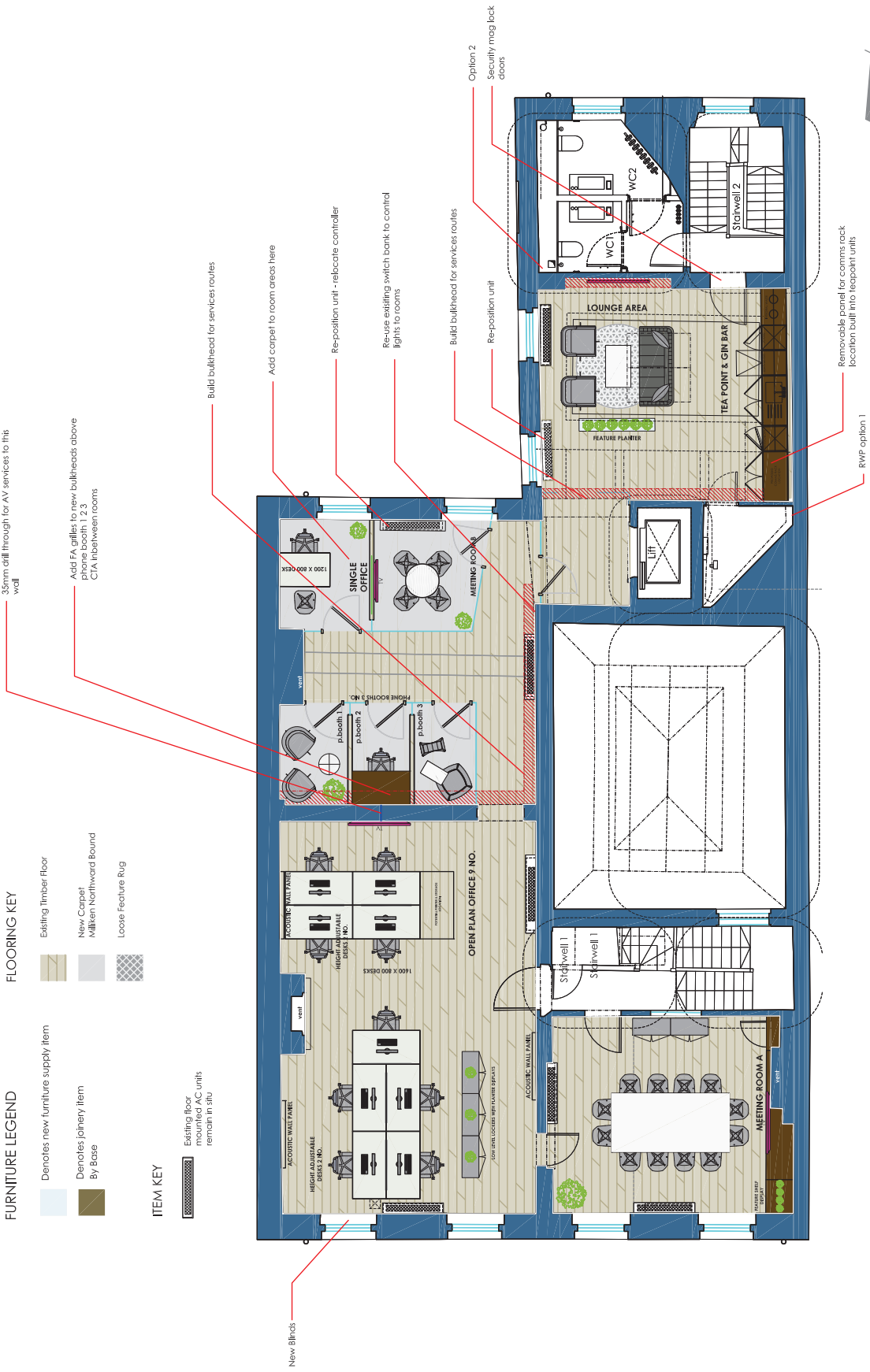
-  Denotes new furniture supply item
-  Denotes joinery item By Base

FLOORING KEY

-  Existing Timber floor
-  New Carpet Willmen Northward Bound
-  Loose Feature Rug

ITEM KEY

-  Existing floor mounted AC units remain in situ



Forterro

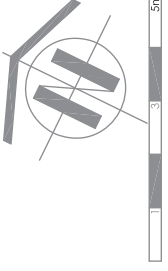
CLIENT
3 Cavendish Square
London
W1G 0LB
SITE ADDRESS

Proposed Third Floor

DRAWING TITLE	PROJECT NO.	DRAWING NO.	REV.
CAV 524	3 001	4	
SCALE	DESCRIPTION		
1:100 @ A3	General		
LB	09-07-21	DATE	

T. 020 7487 3222
F. 020 7487 3555
BASE INTERIORS
BASE
15 BERKELEY MEWS LONDON W1H 7AX

**PROPOSED THIRD FLOOR
GENERAL LAYOUT**






AREA PLAN

3 CAVENDISH SQUARE

LONDON, W1G

Basement Floor

Net Internal Area

	OFFICE	271.6 sq m	2924 sq ft
	STORAGE	11.8 sq m	127 sq ft
	ANCILLARY	1.8 sq m	19 sq ft

TOTAL NIA: 285.2 sq m 3070 sq ft

The following have been INCLUDED in the TOTAL NIA:

Ramps And Steps 1.9 sq m 20 sq ft

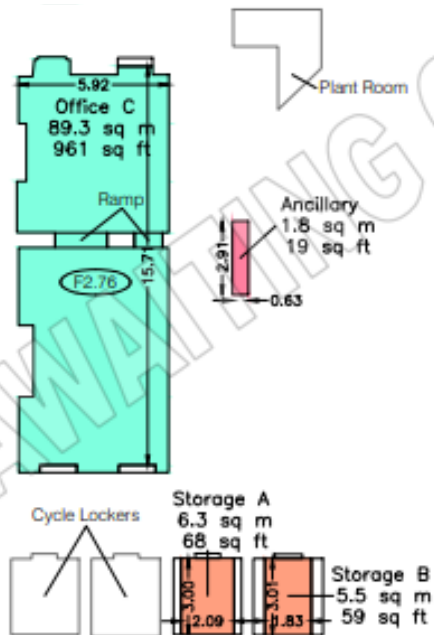
The following have been EXCLUDED from the TOTAL NIA:

Door Recess 2.0 sq m 22 sq ft

Heaters 4.4 sq m 47 sq ft


R Headroom 4.8 sq m 52 sq ft

Stairs 2.5 sq m 27 sq ft



CAVENDISH SQUARE

 FLOOR TO CEILING HEIGHT (METRES)

 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

40983-AB

Issue A

September 2018