



OFFICE TO LET

3 CAVENDISH SQUARE

London, W1G 0LB

PERIOD OFFICES AVAILABLE ON CAVENDISH SQUARE.

985 TO 2,638 SQ FT (91.51 TO 245.08 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

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London, W1G

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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 |
| Ground - Available March 2026 | 985 | 91.51 | To Let | Coming Soon |
| Total | 2,638 | 245.08 | | |

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:** £120 per sq ft
- **Rates:** 3rd Floor - £33.21 psf
- **Service charge:** £24.07 per sq ft
- **EPC:** EPC exempt - Listed building

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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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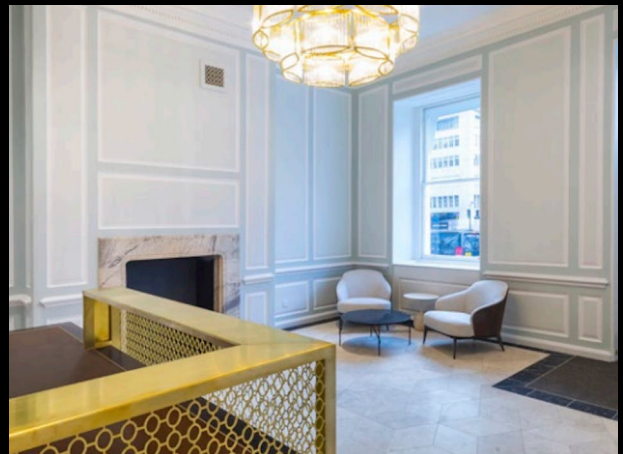
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FURNITURE LEGEND

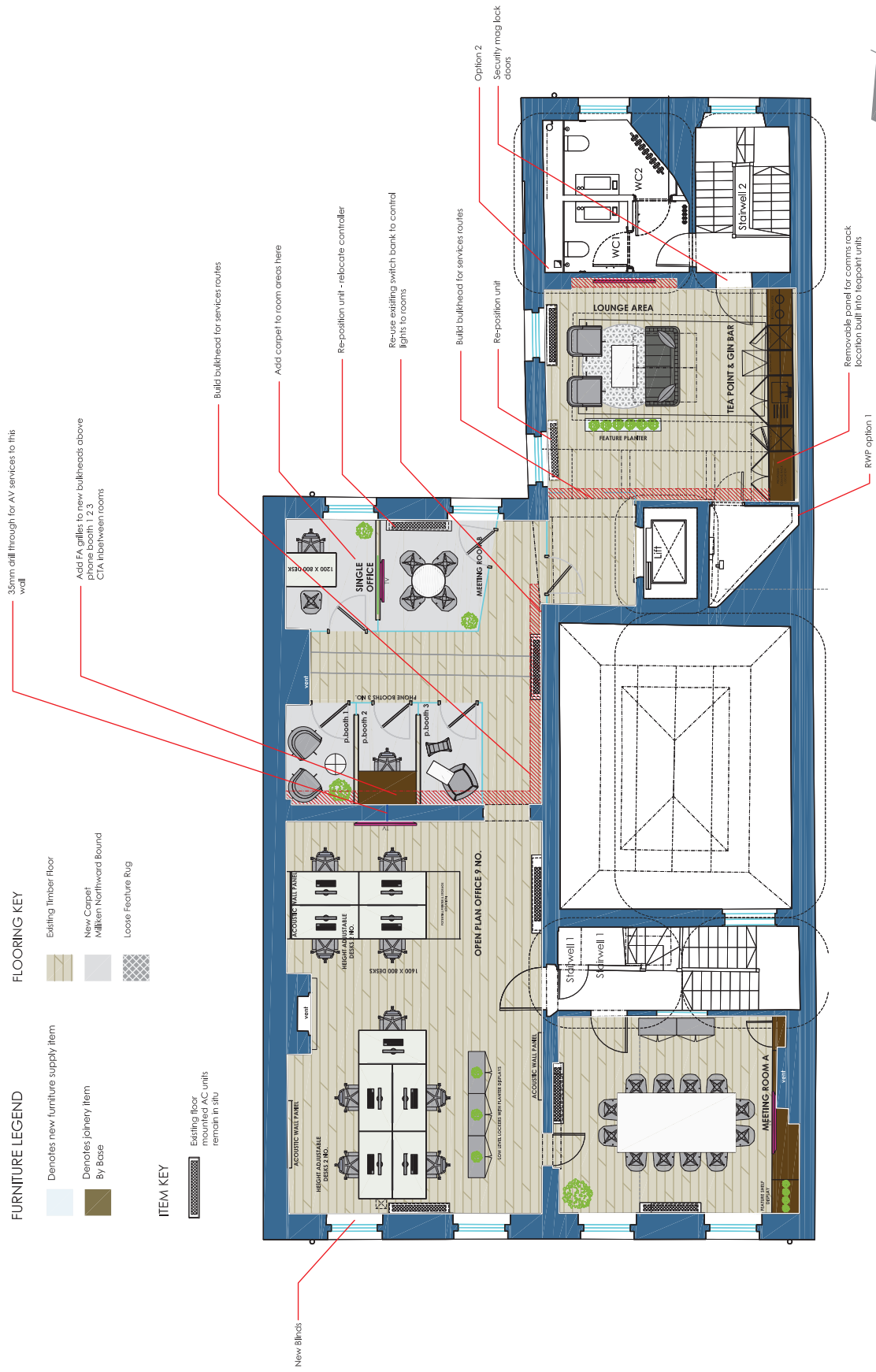
- Denotes new furniture supply item
- Denotes joinery item By Base

FLOORING KEY

- Existing Timber floor
- New Carpet Willern 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 | DATE | |
| 1:100 @ A3 | General | 09-07-21 | |
| LB | DRAWN | | |

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**PROPOSED THIRD FLOOR
GENERAL LAYOUT**

