

# Kent House 14-17 Market Place London W1W 8AJ

**RECENTLY REFURBISHED & FULLY FITTED OFFICE  
IN THE HEART OF THE WEST END.**



**Part 3<sup>rd</sup> Floor North**  
**3,519 sq. ft / 327 sq. m**

## DESCRIPTION

Kent House is a distinctive Art Deco building in the heart of London's West End, surrounded by top retail and hospitality options. Recently refurbished, the building blends original period features with modern finishes and upgraded amenities including a new reception, rooftop terrace, lounge, and end-of-trip facilities.

The Part 3<sup>rd</sup> floor North offers high quality, fully fitted and furnished office accommodation which is immediately available to occupy.

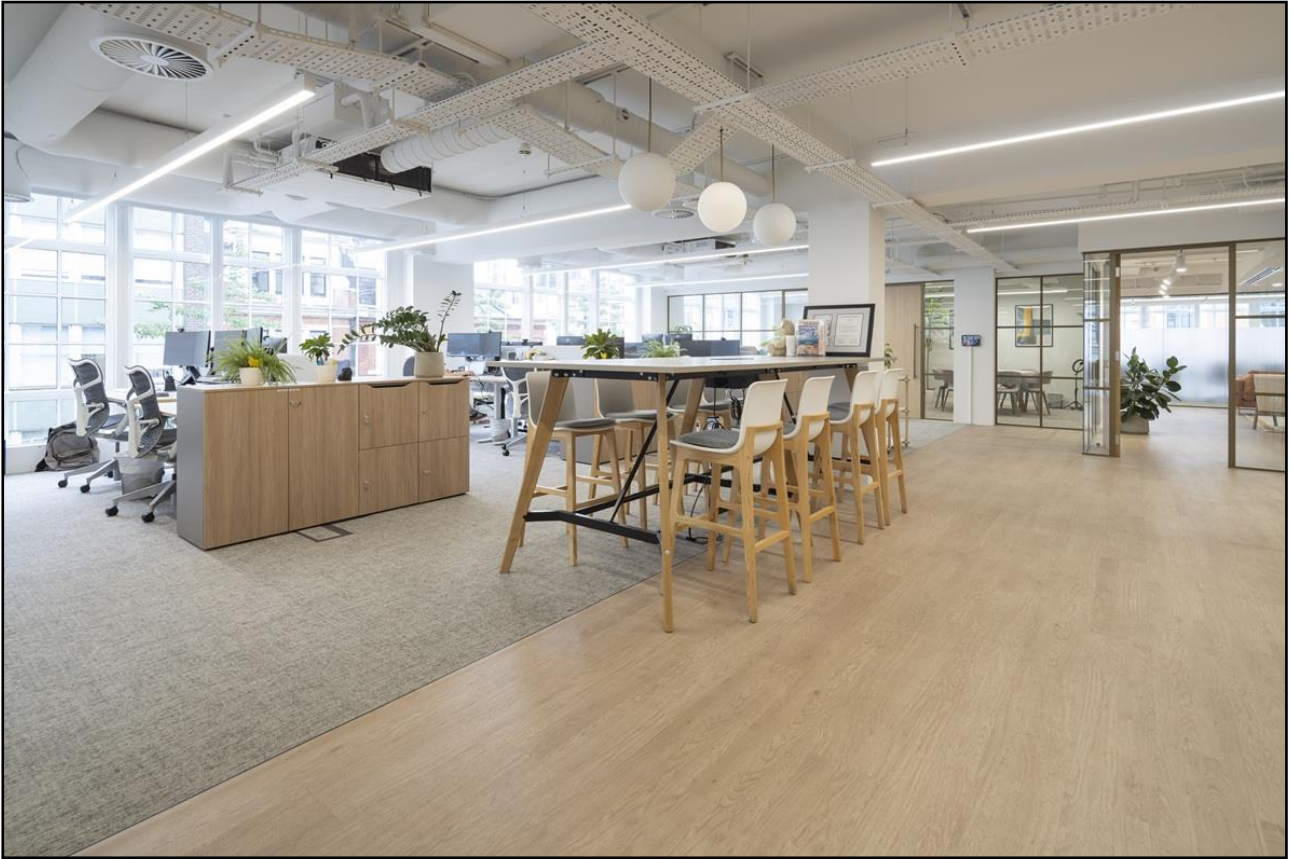
## LOCATION

Located in Market Place between Oxford Street, Fitzrovia, and Bond Street, Kent House offers a peaceful retreat in the heart of the West End.

Just a short walk from Charlotte Street, Marylebone High Street, Soho, and Mayfair, it provides easy access to top retail, dining, and leisure. With three Underground lines and two Elizabeth line stations within 10 minutes, connectivity across London and beyond is seamless.



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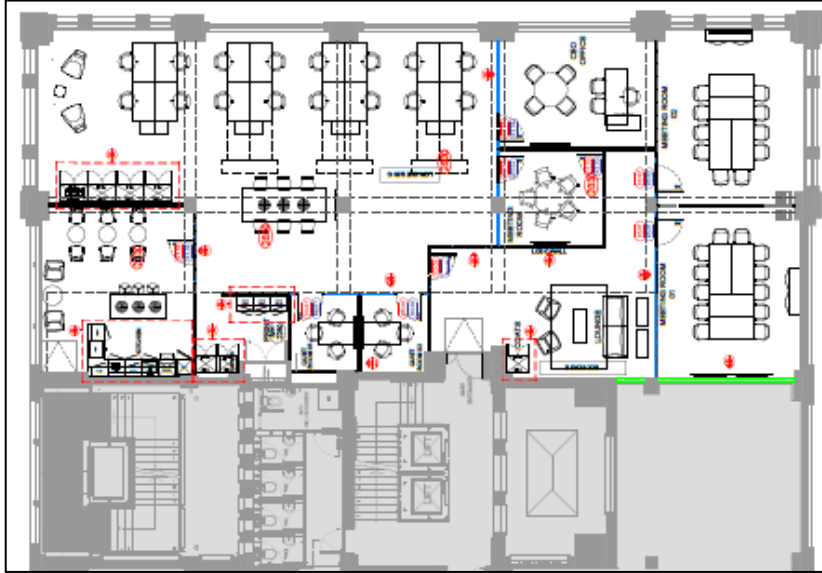
# Kent House

## 14-17 Market Place

### London

### W1W 8AJ

#### FLOOR PLAN



#### AMENITIES

- High quality - fully fitted office
- Large kitchen and break out area
- 2x boardrooms / presenting space
- 1 x exec office, 3x internal meeting rooms
- Excellent natural light from triple aspect
- Newly refurbished managed building reception
- New rooftop terrace on 7<sup>th</sup> floor
- Shared lounge on 7<sup>th</sup> floor
- New end-of-trip, bike racks and shower facilities
- Prime location

#### COSTS

FLOOR	SIZE (Sq Ft)	PASSING RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PER ANNUM
Part 3 <sup>rd</sup> North	3,519	£105.27	£32.51*	£22.70**	£564,729.12

\*Parties are to verify directly with the local authority.

\*\* Budget for 2025-2026 (will reduce next FY 26-27)

#### TERM

An assignment of the existing lease for a term to expire in October 2032, with a tenant only break option in April 2030, with the tenant providing no less than 6 months prior written notice.

A new sub-lease or a new lease direct from the Freeholder may also be available, subject to terms.

Viewings by arrangement through sole agents Noble Harris:-

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