

STUNNING LANDMARK OFFICE BUILDING

CAPITAL HOUSE

25 CHAPEL STREET, LONDON NW1

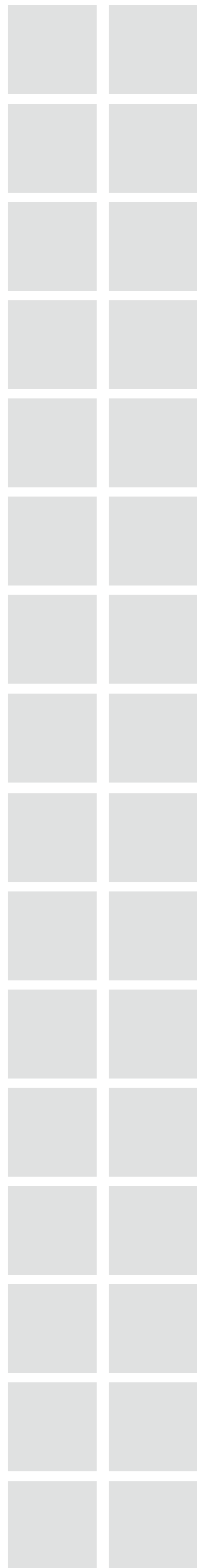
A SELECTION OF BOTH FITTED
AND REFURBISHED OFFICE SUITES

3,795 sq ft - 45,000 sq ft (353 sq m - 4,180 sq m) Approx

AT JUST £17.50 PER SQ FT

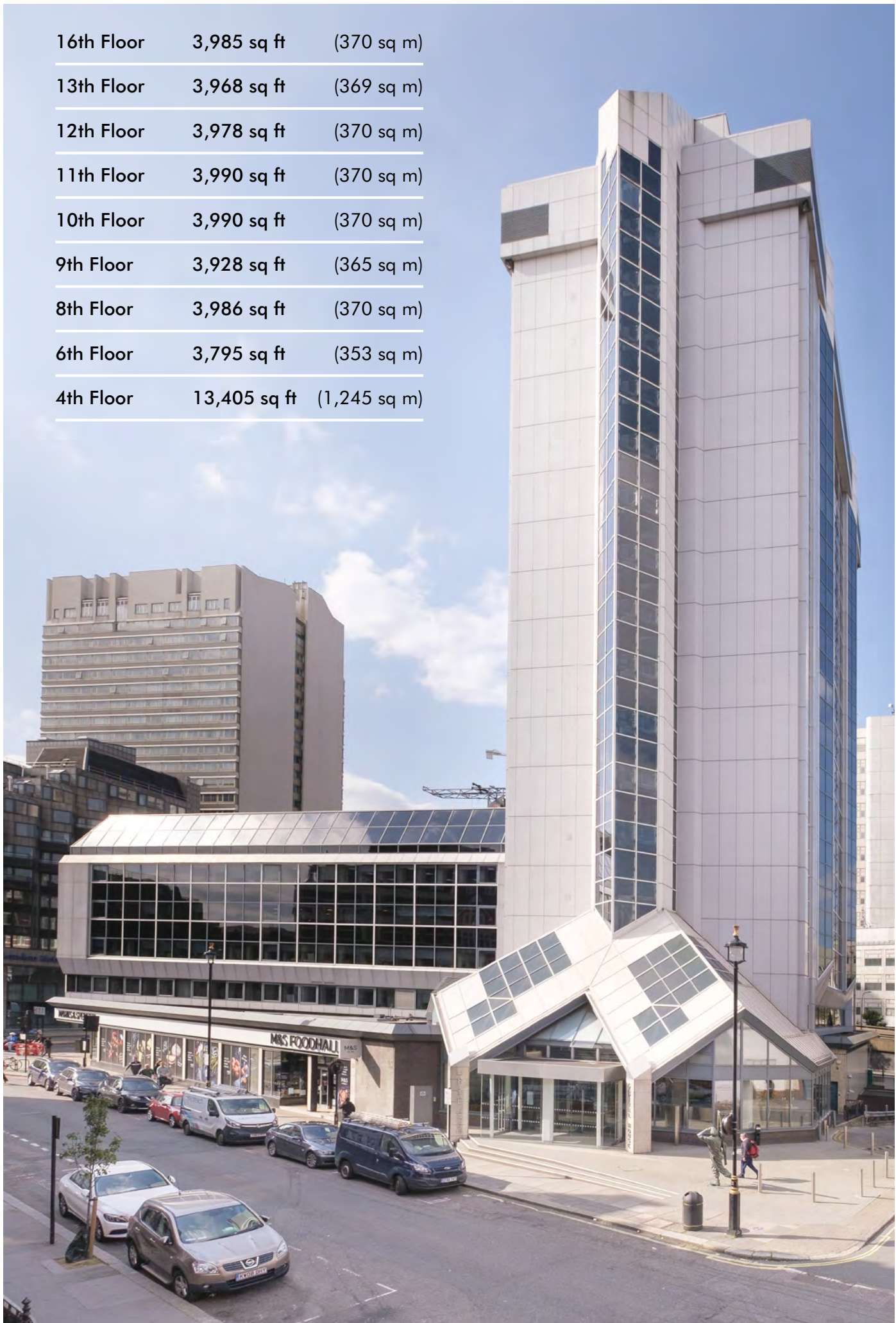


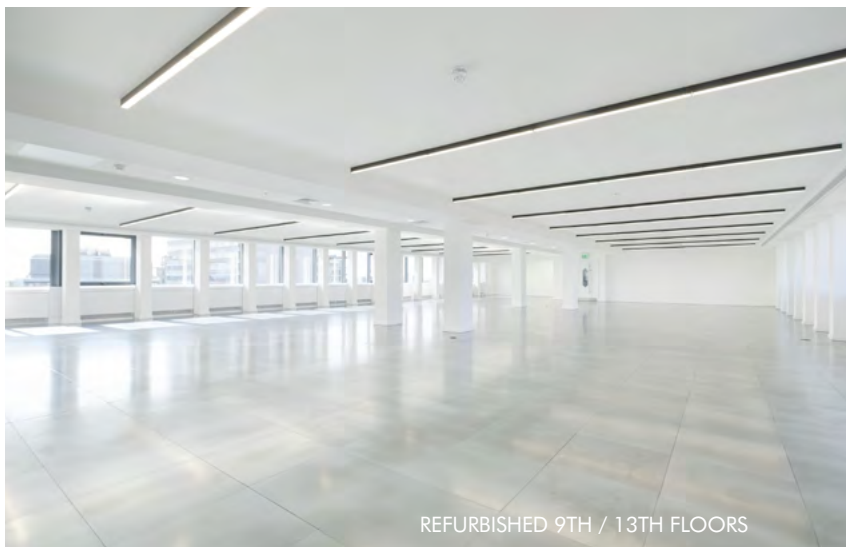
VIDEO LINK



A selection of both fitted and refurbished office suites having the following approximate floor areas:

16th Floor	3,985 sq ft	(370 sq m)
13th Floor	3,968 sq ft	(369 sq m)
12th Floor	3,978 sq ft	(370 sq m)
11th Floor	3,990 sq ft	(370 sq m)
10th Floor	3,990 sq ft	(370 sq m)
9th Floor	3,928 sq ft	(365 sq m)
8th Floor	3,986 sq ft	(370 sq m)
6th Floor	3,795 sq ft	(353 sq m)
4th Floor	13,405 sq ft	(1,245 sq m)





REFURBISHED 9TH / 13TH FLOORS

FEATURES INCLUDE

- Air conditioned
- Four lifts
- Selection of both fitted and open plan office floors (excluding furniture)
- Raised floors
- Plastered ceiling (9th and 13th floors)



FITTED SIXTH FLOOR

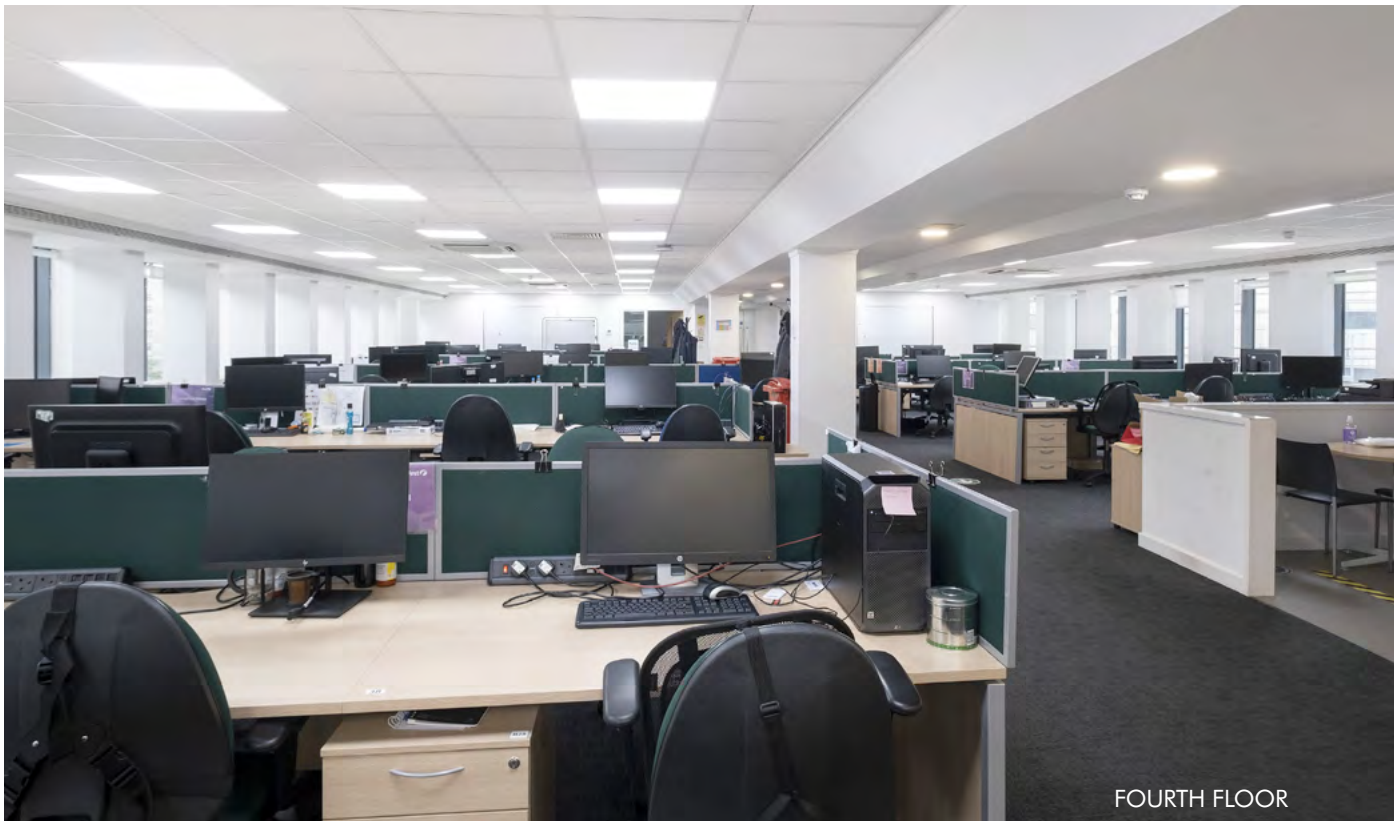


FITTED TENTH FLOOR

- Stunning views
- Selection of fitted kitchen and break out areas
- Bike storage and shower facilities
- Manned ground floor entrance
- Car parking by arrangement
- Excellent daylight



FITTED ELEVENTH FLOOR



FOURTH FLOOR

Single Fourth Floor 13,405 sq ft Approx.

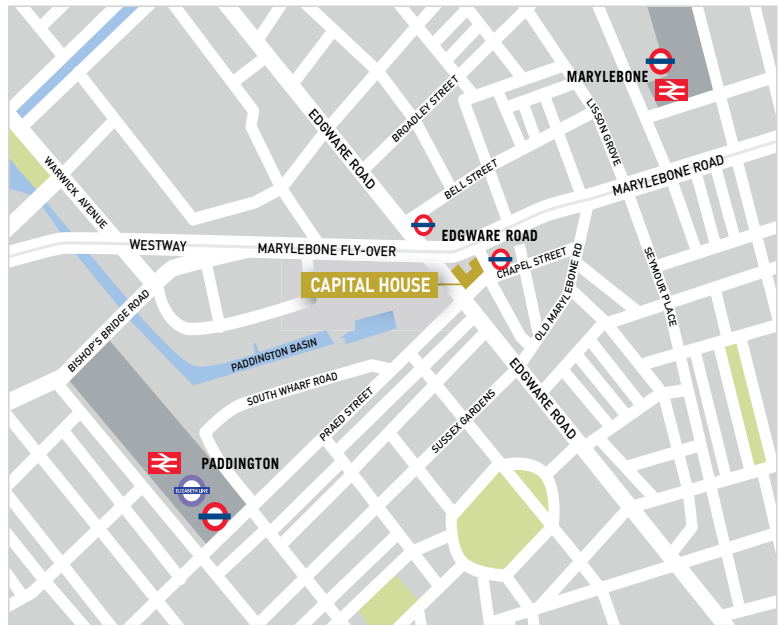
- Air conditioned
- Kitchen/break out area
- Car parking by arrangement
- Four lifts
- Bike storage & shower facilities
- Excellent daylight
- Manned ground floor entrance





LOCATION

Capital House, a landmark building occupies a prominent position on the corner of Edgware Road and the Marylebone Road. The entrance to the offices is in Chapel Street adjacent to Edgware Road underground station. The area is very well served for restaurant, shopping and transport facilities and Marylebone and Paddington underground and mainline stations are within walking distance. Paddington Station also offers access to the new Elizabeth Line.





WWW.CAPITALHOUSE.LONDON

RENT £17.50 per sq ft per annum exclusive.

LEASE New lease(s) will be offered for a term expiring May 2025 or longer by arrangement, subject to 'mutual' break.

The lease(s) excluding the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

EPC D-86

VIEWING By appointment through landlord's sole agents:



Richard Spencer
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020 3205 0204

Will Gyngell
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020 3205 0203



VIDEO LINK

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (February 2023)