

40 GERRARD STREET

LONDON W1



Refurbished Upper Part Offices Off Shaftesbury Avenue
2,075 SQ FT / 192.8 SQ M TO LET

DESCRIPTION

The available accommodation comprises the entire upper parts of this Georgian building, approached by staircase via a shared ground floor lobby.

SPECIFICATION

- Re-carpeted and redecorated throughout
- New WCs
- Capped off services
- Perimeter trunking
- New lighting
- New electric heating



ACCOMMODATION

The building has the following net internal areas:-

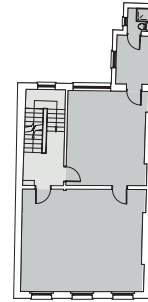
Floor	sq ft	sq m
Third	595	55.3
Second	640	59.5
First	840	78.0
Total	2,075	192.8

Floor plans not to scale & indicative only.

First Floor

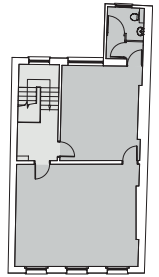


Second Floor



Gerrard Street

Third Floor



LOCATION

The building is situated on the south side of Gerrard Street which runs parallel to Shaftesbury Avenue in a vibrant location in the heart of London's Chinatown. Communications are excellent, with Piccadilly Circus and Leicester Square being within a short distance.

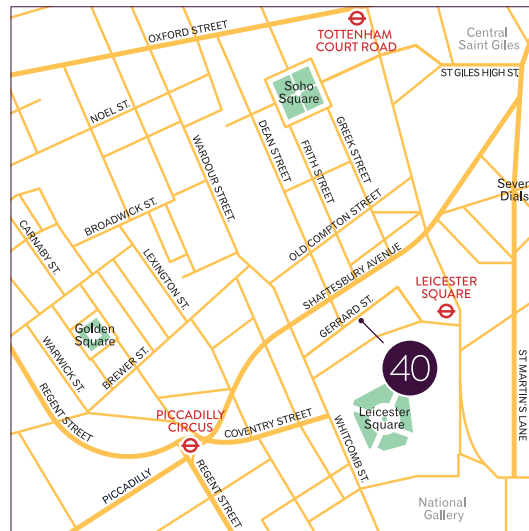
The area is lively and cosmopolitan with a range of shops, pubs and restaurants close at hand in Soho and Covent Garden.

EPC

The property has an EPC rating of E (111). Full details are available on request.

TERMS

Upon application.



VIEWING

For further information or to arrange a viewing please contact:

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The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. November 2013.
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