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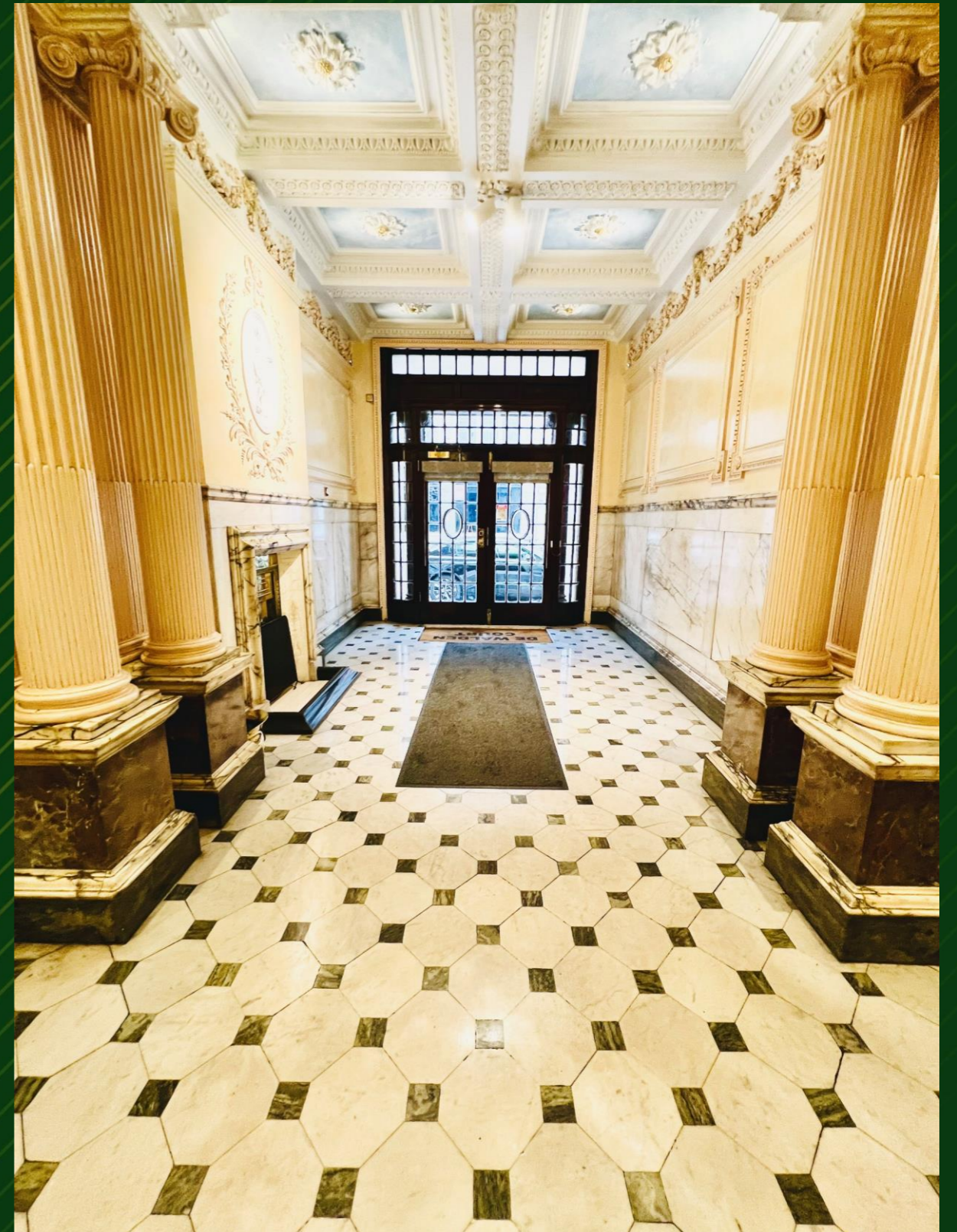
**DE WALDEN COURT,
85 NEW CAVENDISH STREET**

FITZROVIA

GROUND FLOOR PERIOD STYLE SPACE



DE WALDEN COURT, 85 NEW CAVENDISH STREET

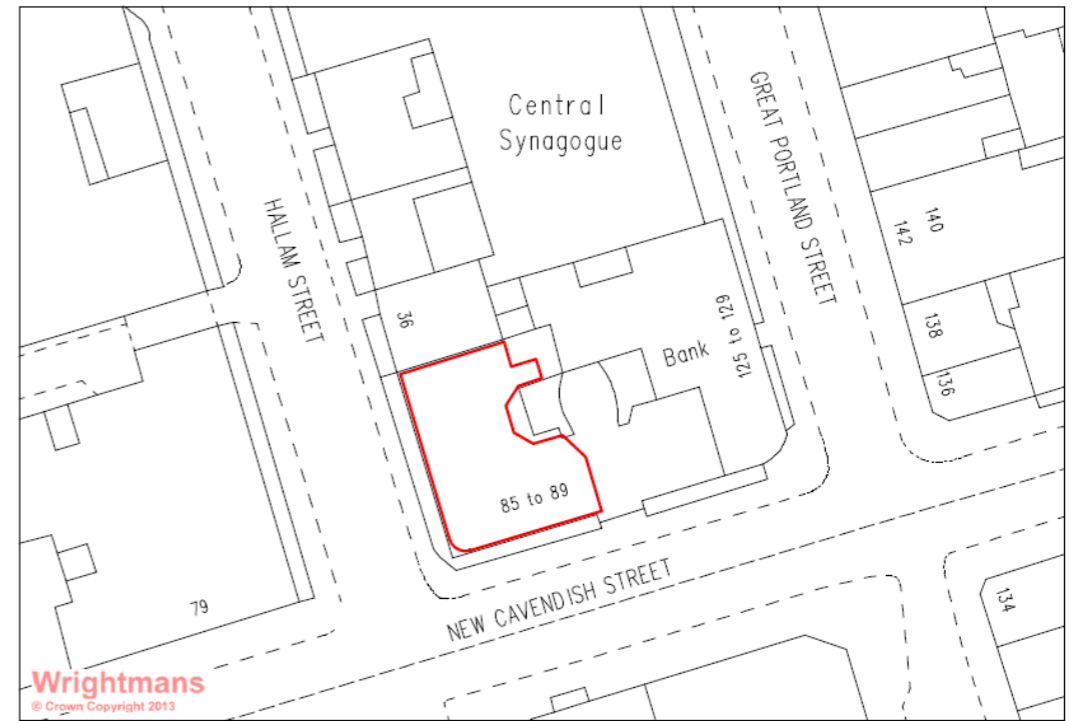
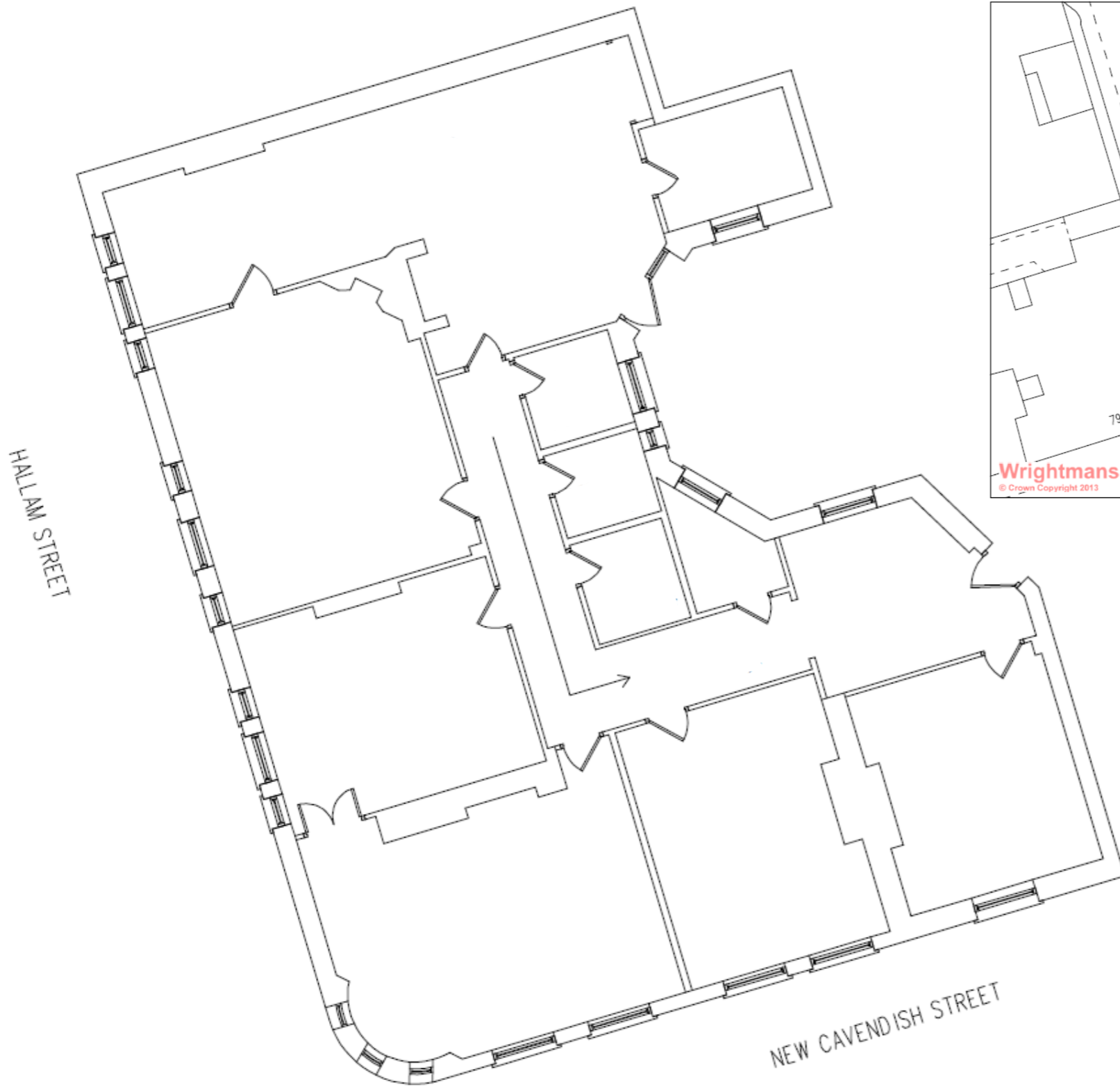


ENTRANCE









▪ Not to scale

SOMEWHERE TO EAT

Fitzrovia is host to an abundance of dining options ranging from exciting vibrant street food for a quick lunch to upmarket Michelin dining perfect for client lunches



SOMEWHERE TO WALK AND RELAX

Situated nearby you have Fitzroy Square and Cavendish Square with natural beauty to relax, sit and reflect



SOMEWHERE TO TRAVEL

Oxford Circus & Great Portland Street stations offer excellent connection to all of London within walking distance



SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes' walk from the world famous Carnaby Street & Oxford Street offering excellent dining, shopping, and entertainment



DRINKS

The Oxford Market
Rhum Tavern
The Social
Chinawhite
The Cocktail Club

BEAUTY & WELLBEING

FS8
F45
Rowbots
Shadi Salon
Piedi-de-Poule
Reviv
Beauty Club London

MEDICAL

CliniCity
the a.b.c. smile
Cavendish Clinic
Yuki Clinic
Smile Direct Club
Radox
NAAMA

CULTURE

Ab-Anbar Gallery
Gillian Jason Gallery
Des Bains
Lungley Gallery
Coups Contemporary
Pi Artworks
Apollo Galleries

SHOPPING

Arlettie
Moooi
Minotti London
Dune London
Margaret Howell
Timberland
Dr. Martens
Reiss
Sports Direct
Hawes & Curtis
KEF

COFFEE

Kiss The Hippo
EL&N
Ole & Steen
GT Corner
Kaffeine

FOOD

The Great Thai
Faros
28-50 Wine Workshop
Chishuru
Honest Burgers
Yalla Yalla
Wahaca
Vapiano
Burger & Lobster
The Salad Project
Pahli Hill
K-POP
Tenmaru

ACCOMMODATION

The Property is located on the junction of New Cavendish Street and Great Portland Street. Within close proximity of both Oxford Circus and Great Portland Street Underground Stations

The available space is on the Ground Floor of this impressive mansion block and is set out as a number of large offices, meeting rooms, WC'S, shower facilities and a fitted kitchen. The accommodation benefits from excellent natural light and impressive floor to ceiling heights

TERMS

A new FRI lease for a term to be agreed, Outside the Act. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available 25 March 2024

EPC

EPC available upon request

CONNECTIVITY

Great Portland Street - 0.3mi
Regent's Park - 0.3mi
Oxford Circus - 0.4mi
Goodge Street - 0.5mi
Warren Street - 0.6mi
London Euston Commuter Rail - 0.9mi
London Charing Cross Commuter Rail - 1.6mi

FEATURES

- Excellent Natural light
- Exceptional Floor to ceiling heights
- Fitted Kitchen
- Impressive period style entrance
- Wooden Flooring
- Internationally renowned local amenities

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (Per Annum)	Availability
Suite 1	1,707	159	Upon request	26.58	8,600	March 2024

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority



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