



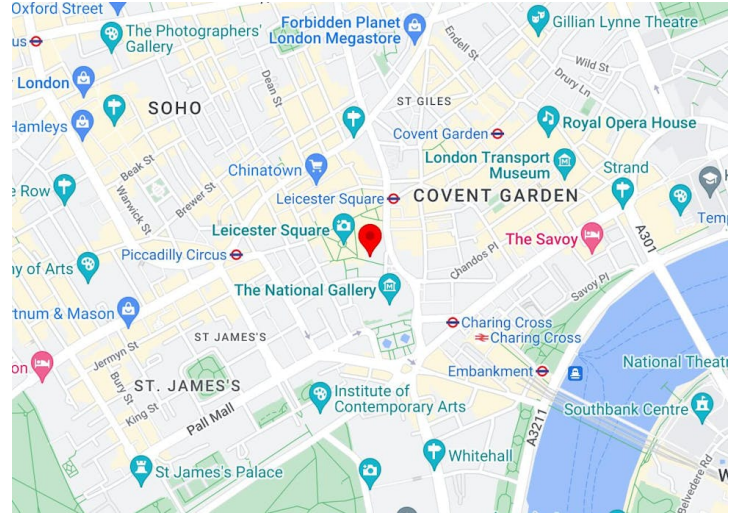
Leicester Square self-contained office to let

- Self-contained office
- Kitchen facilities
- Private rooms
- Wooden floors
- High ceilings
- Entry phone system

First Floor West Office

Flat 5, Irving House, London, WC2H 7AT

**AVISON
YOUNG**



Summary

Available Size	715 sq ft / 66.43 sq m
Rent	£40,000 per annum
Rates Payable	£33,250 per annum
Service Charge	N/A
Car Parking	Upon Enquiry
Estate Charge	Upon Enquiry
EPC	C

Property Highlights

These self-contained offices are located on the first floor of Irving House and accessed via a doorway at ground floor level. The space consists of a central landing area, which leads onto two separate meeting rooms/offices and one larger open-plan space. WC and kitchenette facilities are located towards the rear of the demise.

Location

The property is located on Irving Street, a pedestrianised thoroughfare on the south-west side of Leicester Square, close to the junction with Charing Cross Road and circa 3 min walk from Leicester Sq. tube station. The area attracts many tourists and shoppers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First floor	715	66.43	Available
Total	715	66.43	



Michael Ruggiero

+44 (0)20 7911 2565 | +44 (0)7795 294 258
michael.ruggiero@avisonyoung.com