

NEWLY REFURBISHED OFFICE BUILDING / FLOORS TO LET

626 Sq Ft – 4,867 Sq Ft



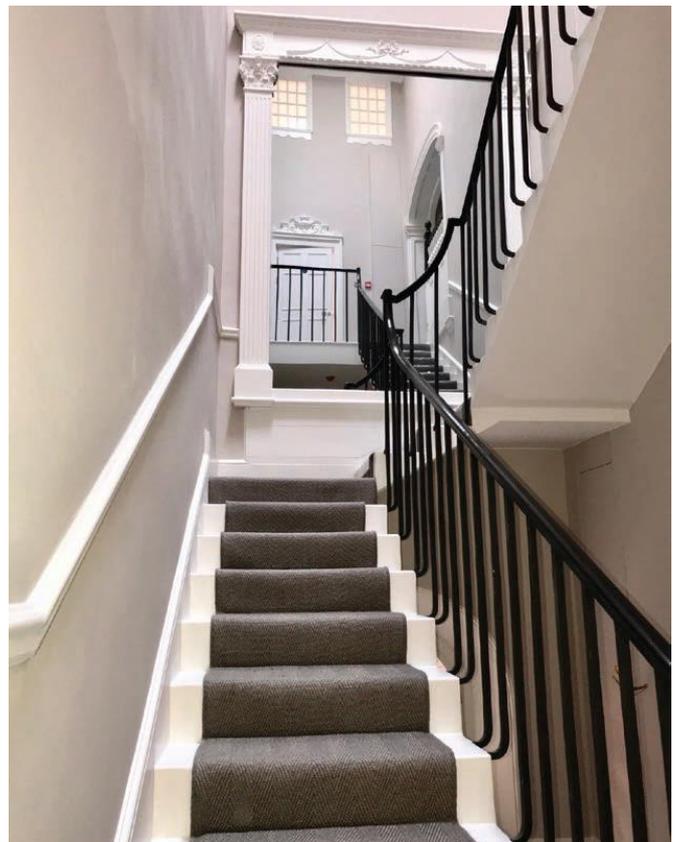


3 Chandos Street London W1G 9JU

DESCRIPTION

3 Chandos Street forms part of a terrace of 5 properties, Numbers 2-6 built in 1769. This Grade II listed building is arranged over lower ground, ground and four upper floors, comprising an area of 5,814 sq ft, all of which have undergone an extensive refurbishment yet retaining many of its original features.

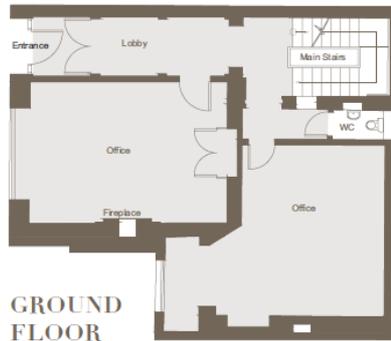
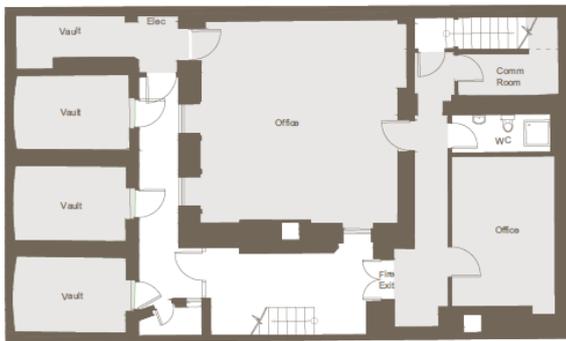
The accommodation now offers a combination of stunning period rooms, with bright modern spaces and on-site facilities including a Samsung heat recovery system, shower, a fully fitted kitchen and a private roof terrace.



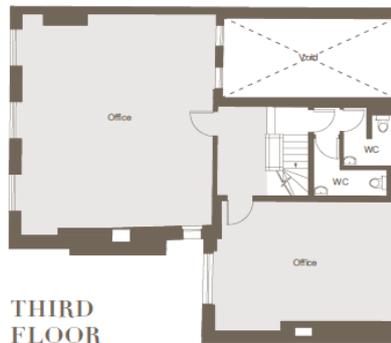
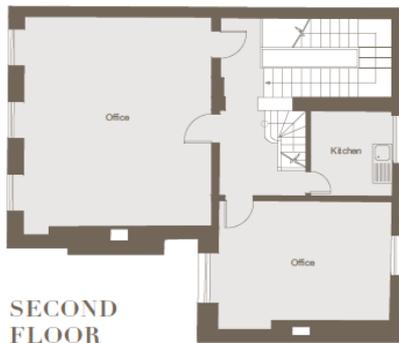


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Floor	NIA Sq Ft	NIA SQ M
4 th	626	58.2
3 rd	688	63.9
2 nd	800	74.3
1 st	822	76.4
Ground	819	76.1
Lower Ground	1,112	103.3
TOTAL	4,867	452.2



LOWER
GROUND
FLOOR



SECOND
FLOOR

THIRD
FLOOR

FOURTH
FLOOR

↑ Not to scale.
Property measured in accordance with
RICS code of measuring practice.





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AMENITIES

- Raised Herringbone Wooden Floor
- Fully Cabled Comms Room
- New Samsung Air Conditioning
- Contemporary LED Lighting
- New WC and Shower Facilities
- Excellent Ceiling Heights – (3.1m - Ground, 3.67m – 1st Floor)
- CCTV
- Fully Fitted Kitchen
- Private Roof Terrace
- Pavement Vaults
- Cycle Store
- Video Entry System

TERMS

Available on a new lease direct from the Landlord. Either as a whole or on a floor by floor basis.

GUIDE RENT

Whole Building:
£70.00 per sq ft

Floor by Floor:

4th	£65.00 per sq ft
3rd	£70.00 per sq ft
2nd	£77.50 per sq ft
1st	£87.50 per sq ft
Ground	£72.50 per sq ft
Lower Ground	£45.00 per sq ft

Viewings by arrangement through joint agents:-

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