

## REFURBISHED OFFICES TO LET

**20 ORANGE STREET  
LONDON WC2**

**1,321 – 5,575 SQ FT**



**Location:**

The property is located on the south side of Orange Street, which links Haymarket and Charing Cross Road, close to its junction with Whitcomb Street. The area offers many amenities and facilities for both business and social purposes.

The building is within a short walk of underground stations at Piccadilly Circus, Leicester Square and Charing Cross mainline station and within easy access of several bus routes.

**Accommodation:** The fifth and third floors are undergoing a refurbishment and the second floor has been refurbished. All will provide high quality open-plan office floors of the following size:

Floor	Sq ft	Sq m
5 <sup>th</sup> Floor	1,321	122.7
3 <sup>rd</sup> Floor	2,167	201.3
2 <sup>nd</sup> Floor	2,087	193.9

**Amenities:**

- Air conditioning
- Raised floors
- Suspended ceiling
- 8 person passenger lift
- Capped-off services
- Male and female WCs
- Commissionaire
- New carpets

**Tenure:** A new lease(s) direct from the landlord for a term by arrangement.

**Rent:** £39.50 psf (subject to contract)

**Service Charge:** c. £10.20 psf

**Rates:** c. £12.45 psf

**Viewing:** **Tom Tregoning**  
(020) 7487 1813  
**Colliers Godfrey Vaughan**  
[tom.tregoning@colliersgv.co.uk](mailto:tom.tregoning@colliersgv.co.uk)

**Mike MacKeith**  
(020) 7487 1942  
**Colliers Godfrey Vaughan**  
[mike.mackeith@colliersgv.co.uk](mailto:mike.mackeith@colliersgv.co.uk)

### Second floor:



Colliers Godfrey Vaughan Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Ltd has any authority to make any representation or warranty whatever in relation to this property.