



# 4 Tenterden Street

London, W1S

## Rent

£ 62.50 per sq. ft not fitted. Or

£ 87.50 per sq. ft fully fitted/turn key

## Accommodation

Approximate net internal areas:

<u>1<sup>st</sup> Floor</u>	<u>1,680 sq ft</u>
<u>2<sup>nd</sup> Floor</u>	<u>2,800 sq ft</u>
<u>4<sup>th</sup> Floor</u>	<u>2,944 sq ft</u>

## Tenure

Available by way of a new lease direct from the landlord for a term by arrangement from 1-5 years.

## Service Charge

£ 15

## OFFICES TO LET

### Property Highlights

- Modern Office Building
- Excellent Transport Links
- Opposite Hanover Square

### Location

Tenterden Street is on the north side the Hanover Square in between New Bond Street, Regents and Oxford Street.

The location benefits from excellent transport links with Bond Street and Oxford Street Underground stations nearby. The new Elizabeth Line Station will be located at Hanover Square.

### Description

The offices are arranged in an open plan configuration.

### Legal Costs

Each party is to be responsible for their own legal costs.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

### Percy Clarke

t 020-7462-9104

M 07826-672309

percy.clarke@nmrk.com

### Harry Hopson

t 020-7462-9137

M 07587-539-047

harry.hopson@nmrk.com

84 Grosvenor Street  
London, W1K 3JZ United  
Kingdom

[nmrk.com](http://nmrk.com)

# NEWMARK

# 4 Tenterden Street

London, W1S

---

## Business Rates

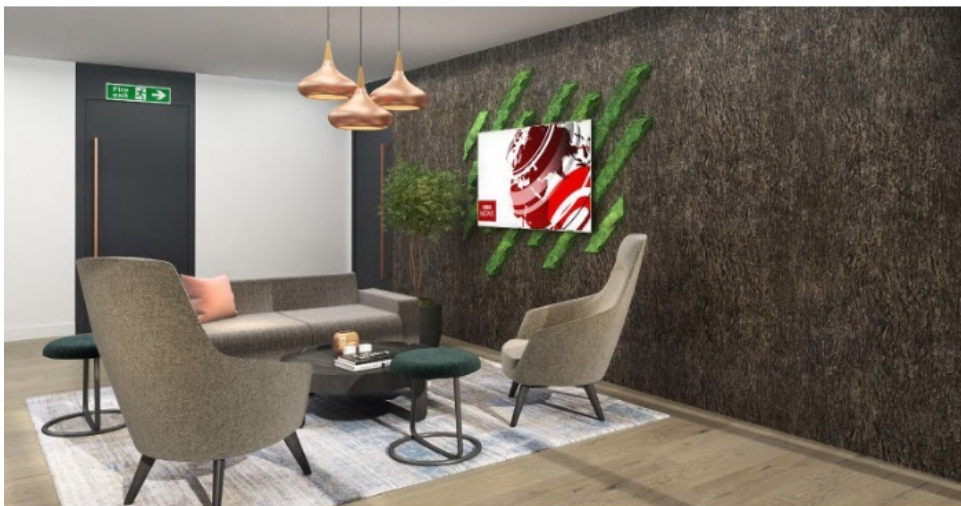
Interested parties are encouraged to make their own enquiries with City of Westminster Council.

## EPC

Available Upon Request.

## Amenities

- Fully fitted
- Manned reception
- Air conditioning
- Raised access flooring
- Kitchenette
- Carpeted
- Car parking
- Good natural light
- 24/7 access

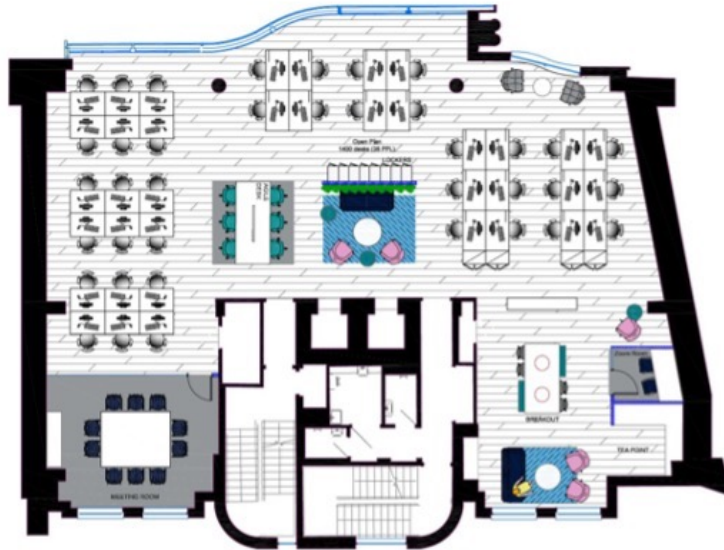


# 4 Tenterden Street

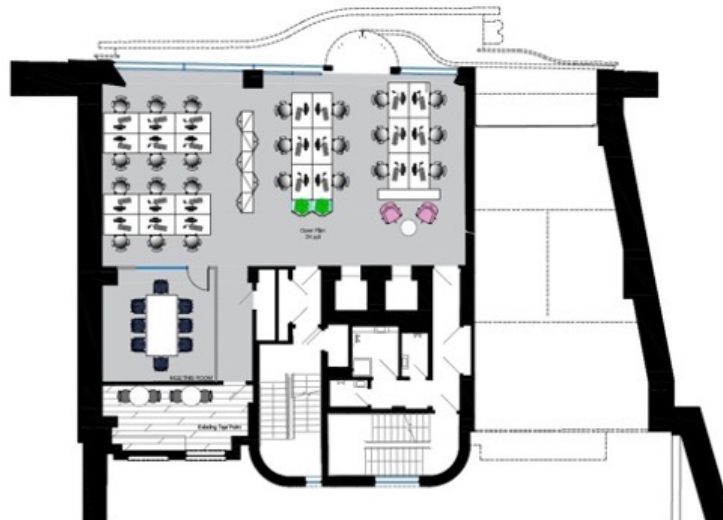
London, W1S

## Floor Plans

SECOND FLOOR PROPOSED LAYOUT



FIRST FLOOR PROPOSED LAYOUT



NEWMARK HDH LIMITED ("NEWMARK") (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
2. Newmark cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
3. No person in the employment of Newmark has the authority to make or give any representation or warranty whatever in relation to this property; Newmark will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

**NEWMARK**