



LOCATION

Prominent unit within 175m of **Charring Cross Station** and 350m of **Embankment Station** which have a combined annual footfall of 55 million (TfL). Within a 2 minute walk of the world renowned **Trafalgar Square** and **National Gallery** and close to a number of hotels, theatres and universities. Adjacent to **Blank Street Coffee** with nearby occupiers including **Caffe Nero**, **Gail's Bakery**, **ITSU**, **Marugame**, **LEON**, **Bella Italia** and **Boots**.

DEMISE

6,836 sq ft (636 sqm) arranged over ground and basement floors with 32 ft (9.8m) frontage.

TERM

The premises are available by way of a new lease for a term to be agreed with the landlord.

LEGAL

Each party is to cover their own legal costs incurred in the transaction.

EPC

(C)69. A copy of the certificate is available upon request.

Accommodation	Sq Ft	Sq M
Ground	1,332	124
Basement 1	4,452	414
Basement 2	1,052	98
Total (NIA)	6,836	636

Business Rates

Rateable Value (2023)	£207,000
Rates Payable (2024/25)	£117,162

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