

1 NORTHUMBERLAND AVENUE

LONDON, WC2N 5BY



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The London Trafalgar Square business centre is located in the heart of London's lively West End, an area populated with a variety of businesses, especially those with a connection to media and film. Other surrounding businesses include learned societies, think tanks, legal institutions and company headquarters. Lying to the west of the City of London's financial district, the area has also become a hub for hedge fund operators. Situated just off Trafalgar Square, many of the centre's offices have views of the square and its statues. This vibrant location is a short walk from the world-famous theatres, bars and restaurants of Covent Garden and Soho and from the river Thames. Owing to its instantly recognisable address, the centre is popular with international businesses.

LOCATION

By Road: Follow arterial routes to central London. Follow road signs to Trafalgar Square. Northumberland Avenue runs into the south eastern corner of Trafalgar Square. The center is located at the corner of Northumberland Avenue and Whitehall. Parking is available near the center. **By Air:**

45 minute drive from London City Airport.

From Heathrow - Piccadilly line to Piccadilly Circus or Heathrow Express to Paddington, then taxi to Trafalgar Square.

By Public Transport:

10 minute taxi or tube ride from Victoria Station.

Two minute walk from Charing Cross Station for Bakerloo, Jubilee and Northern lines and for main line services.

Take the Strand exit out of the station and turn left towards Whitehall.

Northumberland Avenue is the first turning on the left.

10 minute taxi or tube ride from Waterloo Station.

SPECIFICATION/AMENITIES

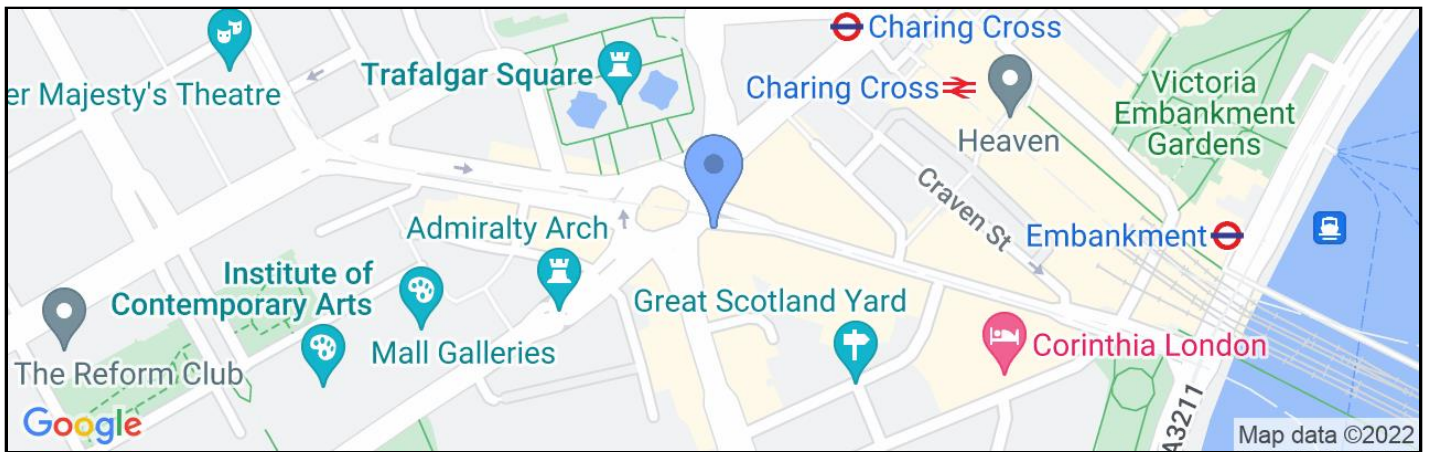
- 24hr access
- IT, Telecoms and Free secure WiFi
- Printers, scanners and photocopiers
- Dedicated specialist support from our helpful centre teams
- Fully furnished with kitchen facilities

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TERMS

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2022