

# 4 CAVENDISH SQUARE

LONDON, W1G 0PG



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Cavendish Square is located one block behind Oxford Street, just a short walk away from Oxford Circus tube station providing direct access to the Central, Victoria and Bakerloo lines. Oxford Street is home to some of the world's most famous brands' flagship stores, including Selfridges, and is a buzzing location at which to base your business. The West End's theatre district is located close by, as well as Noho's famous bars and restaurants. Cavendish Square itself is a formal London square, laid out around a circular garden, popular with sunbathers during the summer. An underground car park is conveniently located directly below the square. Surrounded by shops, bars and restaurants there is no better location for your business.

## LOCATION

London Underground Oxford Circus - 2 minute walk (Victoria, Central and Bakerloo lines) Bond Street - 7 minute walk (Central and Jubilee lines) Piccadilly Circus - 11 minute walk (Piccadilly and Bakerloo lines)

London Buses Oxford Circus Station Bus Stop - Route 12, 3, 453, 88, C2, N136, N18 and N3 Great Titchfield Street Photographers' Gallery Bus Stop - Route 10, 390, 55, 7, 8, 98, N55, N7, N8 and N98

Cycle Hire Little Argyll Street - 21 docks Great Marlborough Street - 26 docks

## SPECIFICATION/AMENITIES

- In house administrative support
- 24/7 access
- Meeting Rooms
- Showers
- Car parking nearby

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.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. August 2024