

# ONE HEDDON STREET

LONDON, W1B 4BD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

A five star business centre discretely located just off the hugely popular Regent Street. The building is an unbranded business centre with superbly equipped and furnished office space providing a very flexible and transparent offering. The rent you pay is inclusive of telephony and IT packages. As well as office space you are able to use the facilities for meetings, training as well as hot desking and day offices.

## LOCATION

A stones throw from Regent Street, you are just a couple minutes walk from Oxford Circus underground (Central, Bakerloo and Victoria lines), Piccadilly Circus underground (Piccadilly and Bakerloo lines) and Green Park underground station (Victoria, Piccadilly and Jubilee lines). As well having a fantastic array of amenities and facilities on your doorstep, many number of shops, bars, restaurants to cater for all preferences.

## SPECIFICATION/AMENITIES

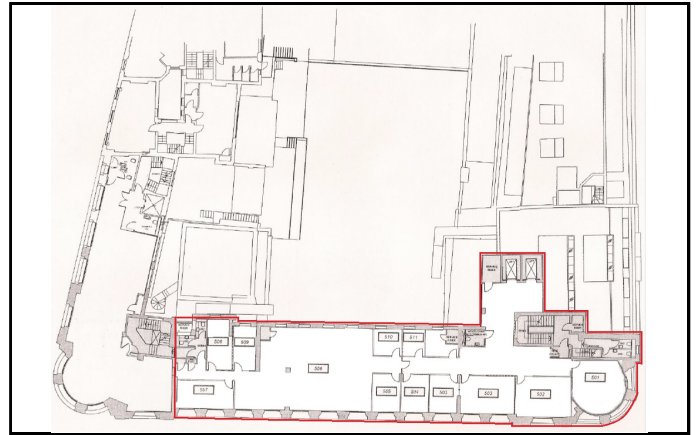
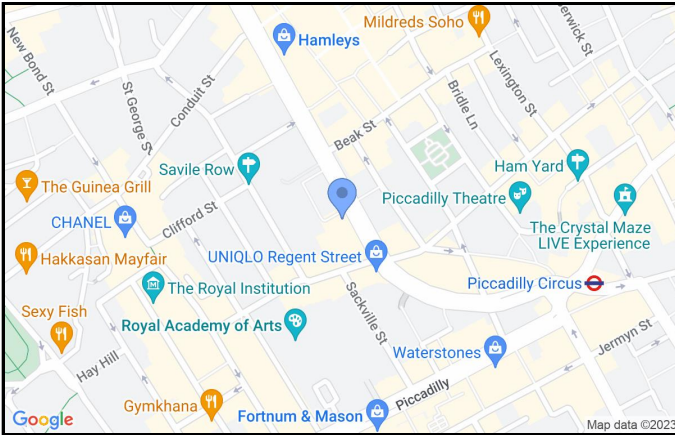
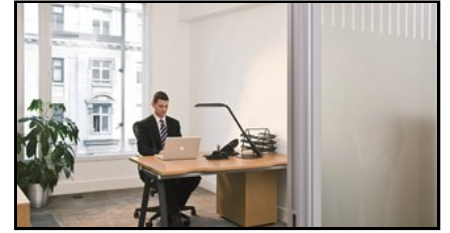
- Hot Desking
- CCTV security
- Meeting rooms available for hire
- Admin support
- Transparent pricing
- Office cleaning
- Fully furnished offices
- Dedicated centre reception

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## TERMS

### LEASE

Flexible by arrangement

### POSSESSION

Coming up in October we have a 31 desk open plan office with 4 internal executive offices and 12 person boardroom becoming available. For more information please call.

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto: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. March 2023