

# 33 CAVENDISH SQUARE

LONDON, W1G 0PW



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This flexible office space is on the 13th floor of 33 Cavendish Square in fashionable Marylebone. They are the highest serviced offices in the West End and have superb views over the capital. There are a range of different size offices available to suit all business and clients also have the option to scale up and grow into larger space within their contracts. No long terms commitments are needed to secure space in the building as a flexible licence agreement is used which appeals to start up companies and those with a short term project.

Located just a few moments walk from Oxford Street, these offices will appeal to those who like to entertain clients. There are countless bars and restaurants within a 5 minutes walk such as The Landau, 2 Venetti and the Phoenix. For those more interested in retail therapy Oxford Street and Regent Street offer some of the best shopping in the world.

## LOCATION

Cavendish Square is a 3 minute walk to Oxford Circus (Bakerloo, Central & Victoria lines) 7 minute walk to Bond Street (Central & Jubilee lines) and 13 minutes to Marble Arch (Central line) underground stations.

## SPECIFICATION/AMENITIES

- Grade A spec
- Secure basement car parking available
- High speed broadband
- Spacious business lounge and break out area
- Air conditioned
- Fully fitted kitchen facilities

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## TERMS

### LEASE

Flexible by arrangement

### 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. February 2021