

4 DEVONSHIRE STREET

LONDON, W1W 5DT



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Situated just off Great Portland Street in a listed Georgian building, extensively refurbished in 2010.

LOCATION

Underground:

2 minute walk to Regents Park - Bakerloo Line

2 minute walk, to Great Portland Street - Circle, Metropolitan, Hammersmith & City Lines

Stations:

10 minute walk to Euston

20 minute walk to Kings Cross

Buses - numerous bus routes from bus stops all within a 5 minute walk

SPECIFICATION/AMENITIES

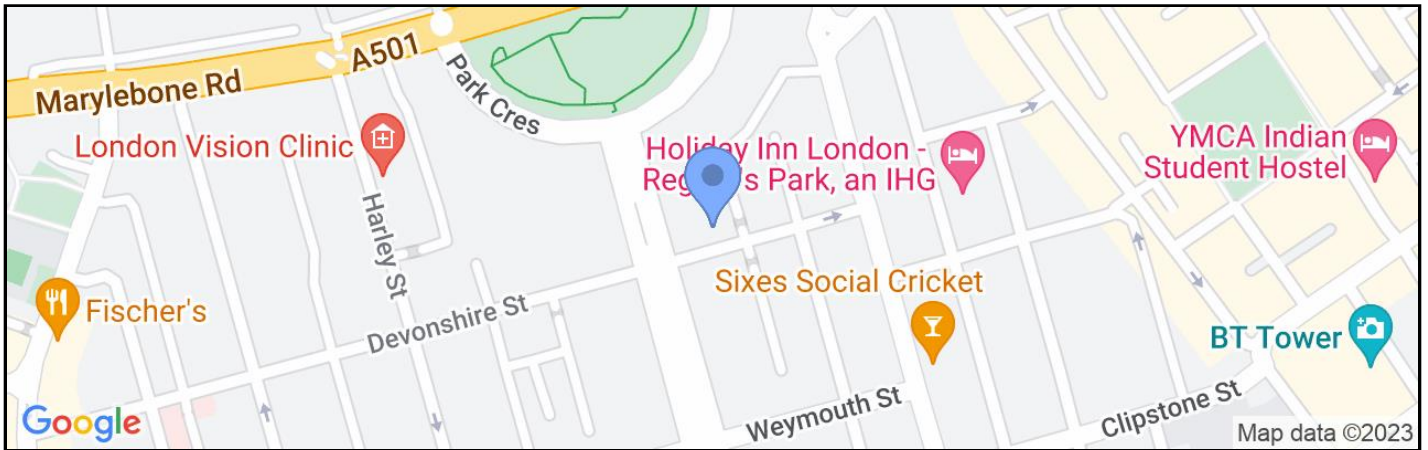
- Break out area with modern kitchen facilities
- Staffed reception
- Latest technology with superfast internet
- Showers
- Meeting rooms
- Flexible term length
- Fully furnished offices
- 24hr access

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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

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. December 2023