

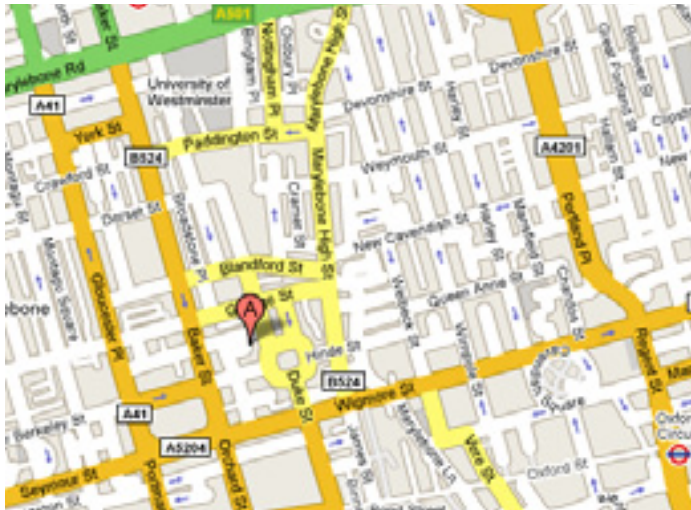
# 20 MANCHESTER SQUARE, LONDON, W1



**SPACE AVAILABLE TO LET FROM  
3,176 SQ FT - 18,779 SQ FT  
(295 SQ M - 1,744 SQ M)**



# OFFICES TO LET



## WEST END OFFICES

### 20 MANCHESTER SQUARE, LONDON, W1

#### TERMS

New leases on a flexible term(s) from two to ten years.

#### AMENITIES

- Newly refurbished entrance with concierge
- Extensive views over Manchester Square
- 4 pipe fan coil air conditioning
- Metal tiled suspended ceiling
- 3 x 10 person passenger lifts
- Comms room on each floor
- Fantastic natural light
- Fully accessible raised floors providing a void of 150 mm
- Floor to ceiling height of 2.7 m on the 1st - 4th floors and 2.95 m on the ground floor.

#### LOCATION

Located in the heart of London's fashionable West End, 20 Manchester Square benefits from a close proximity to numerous underground stations (Baker Street, Bond Street, Oxford Circus and Marble Arch), as well as the amenities of Marylebone and Mayfair. The building was developed in 2001 and has great views over Manchester Square.

#### ACCOMMODATION

The available accommodation comprises the below part floors of this high quality refurbished building.

The approximate areas are as follows:

FLOORS	SIZE SQ FT	SQ M
4th floor	3,506	326
3rd floor	4,313	400
2nd floor	4,339	403
1st floor	3,445	320
Grd floor	3,176	295
Total	18,779	1,744

#### RENT

Quoting: £65.00 psf  
Service Charge: c. £7.50 psf.  
Rates: c.£118.25 psf

#### VIEWING

#### JOHN TRANTER

Tel: 020 7152 5827

Email: [john.tranter@eur.cushwake.com](mailto:john.tranter@eur.cushwake.com)

#### DAVID HUME

Tel: 020 7152 5052

Email: [david.hume@eur.cushwake.com](mailto:david.hume@eur.cushwake.com)

\* Cushman & Wakefield have not tested the services

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. Details available from [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

Copies of the Code may be obtained from the Royal Institution of Chartered Surveyors, telephone 020 7334 3806 or from the website at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given on the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

Printed by PS2 Property Templates [www.ps2property.co.uk](http://www.ps2property.co.uk)

**020 7935 5000**  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)  
43/45 Portman Square  
London, W1A 3BG