

LONDON

20 Orange Street WC2H 7EF

TO LET



LOCATION

20 Orange Street sits a stones throw away from Leicester Square and Chinatown, two of London's busiest tourist destinations. It also sits close to Haymarket, the heart of the West End Theatre scene.

Access is via door on Witcomb Street or Orange Street shared reception which may prohibit certain uses. Alternative access via corner may be available subject to suitable use agreed with third party.

Demise can be taken as whole or a split.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor: **1,349 sq ft**
Basement: **1,227 sq ft**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£ 110,000 pa.

RATING

To be assessed

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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