

EVELYN HOUSE, 142-144 NEW CAVENDISH STREET, FITZROVIA W1W 6YF

2ND FLOOR - 2,264 SQ FT

EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



NEWLY REFURBISHED MEDIA / TECH STYLE OFFICES COMING SOON...

The second floor will be stripped and refurbished offering exposed brick interiors, air-conditioning, wooden floors and new toilets.

Prominent building with characterful façade	Wooden Floors	Exposed brick	New Air-conditioning	New contemporary light fittings
Fantastic Natural Light	New toilets	New Shower	New Kitchen	Lift



LOCATION

Located in the heart of Fitzrovia, Evelyn House is in close proximity to the iconic landmark BT Tower.

There is an eclectic and exciting mix of some of the most contemporary restaurants, cafés, bars, hotels, fitness studios and members clubs close by.

TRANSPORT

Great Portland Street Underground Station – Circle, Hammersmith & City Lines (6 mins walk)

Goodge Street Underground Station – Northern Line (7 min walk)

Warren Street Underground Station - Northern & Victoria Lines (9 min walk)

Oxford Circus Underground Station - Bakerloo, Central & Victoria Lines (10 min walk)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PA)	AVAILABILITY
2nd	2,264	Guiding £67.50	£21.53	£5.40	Q1 2020

TENURE	Leasehold
LEASE	New lease available direct from landlord.
EPC	TBC



Fitzrovia: local area

VIEWING

Strictly by appointment through landlord's sole letting agents:

Edward Charles & Partners
020 7009 2300

Katie Dart
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