

To Let

Office 4,085 sq ft NIA

Melbourne House, 44-46 Aldwych, London, Greater London, WC2B 4LL



Summary

- Central London location with bespoke, high quality fit out in place.
Available by way of a sublease or assignment
- Type: Office
- Tenure: To Let
- Size: 4,085 sq ft NIA
- Rent: Available on Request

Location

The property sits on the corner of Melbourne Place and Aldwych.

The 2nd floor is available by way of an assignment of our client's lease to 24 December 2024, with a tenant only option to determine in December 2019, or by way of sublease.

The floor is currently fitted out to a high quality and is available immediately.

Specification

- HIGH QUALITY FIT OUT IN PLACE
- 4-PIPE FAN COIL AIR CONDITIONING
- LG7 COMPLIANT LIGHTING
- RAISED FLOORS
- 2 X 14 PERSON PASSENGER LIFTS
- 40 BICYCLE SPACES WITH 5 SHOWERS
- CHANGING AREAS AND LOCKERS IN BASEMENT
- EPC C RATING ACHIEVED

Energy Performance Rating

This property has been graded as 62(C).

Rent

Available on Request

Business Rates

Rates Payable: £26 per sq ft

Service Charge

£10 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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