



# 15-17 HEDDON STREET

2ND FLOOR



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AVAILABLE 2ND FLOOR, 729 SQ FT



## OVERVIEW

15-17 Heddon Street offers up to 2,041 sq ft of newly refurbished, fully fitted space. These newly refurbished offices offer tranquillity whilst being nestled in the bustling and Stylish Heddon Street.

The office floors are fully fitted out to the highest of standards, offering a unique turn-key opportunity. The 2nd floor offers 12 desks.

The floors are available on the following basis:

Condition: Fully fitted plug and play

Lease flexibility: 3-5 year lease with a tenant only rolling 6 month break option from 12 months onwards

Also included: Internet/data, internal office cleaning, as well as access to our Award winning One Heddon Street, where you will have access to the use of meeting rooms, the wonderful roof terrace and all the wellbeing events that take place.

## RENT

**£150.00 PER SQ  
FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- 12 fitted desks
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace
- All inclusive cost

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Included

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

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