



9 ORANGE ST, LONDON, WC2H 7EA

FROM - 1,658 to 3,675 SQ. FT



OVERVIEW

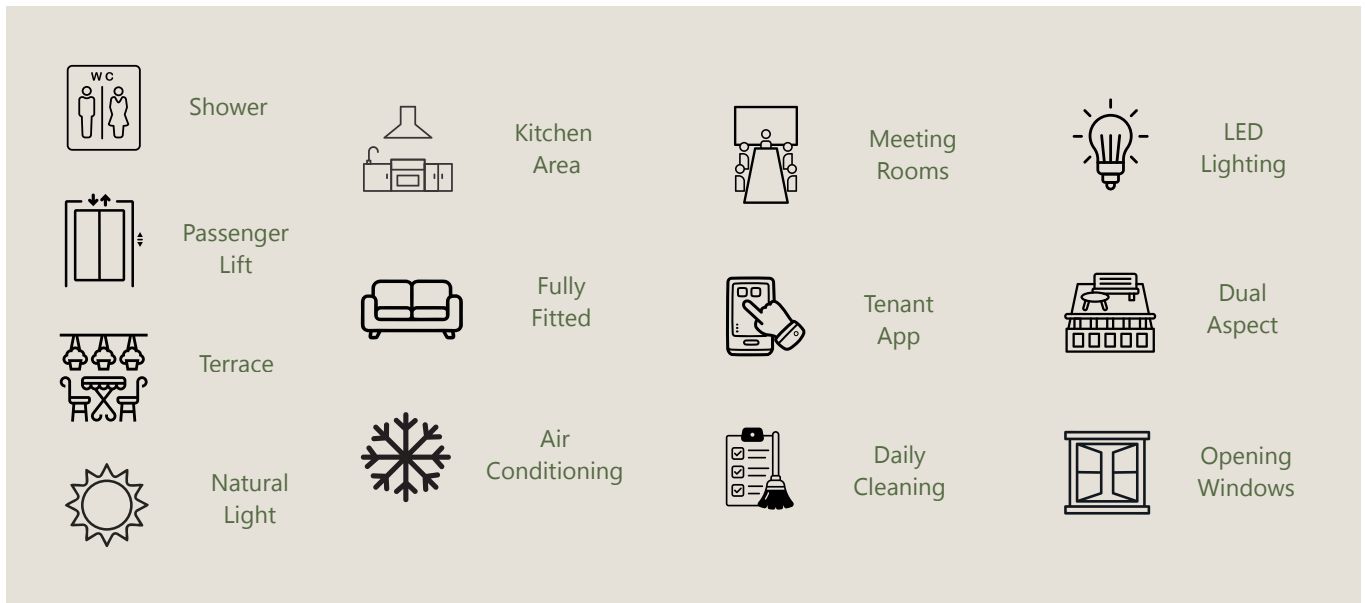
9 Orange Street provides a range of fully fitted workspaces in the heart of the West End, from 1,658 sq ft to 3,675 sq ft. The building offers bright, contemporary workspace with excellent natural light, complemented by a large private roof terrace, creating a flexible and vibrant environment for modern occupiers.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



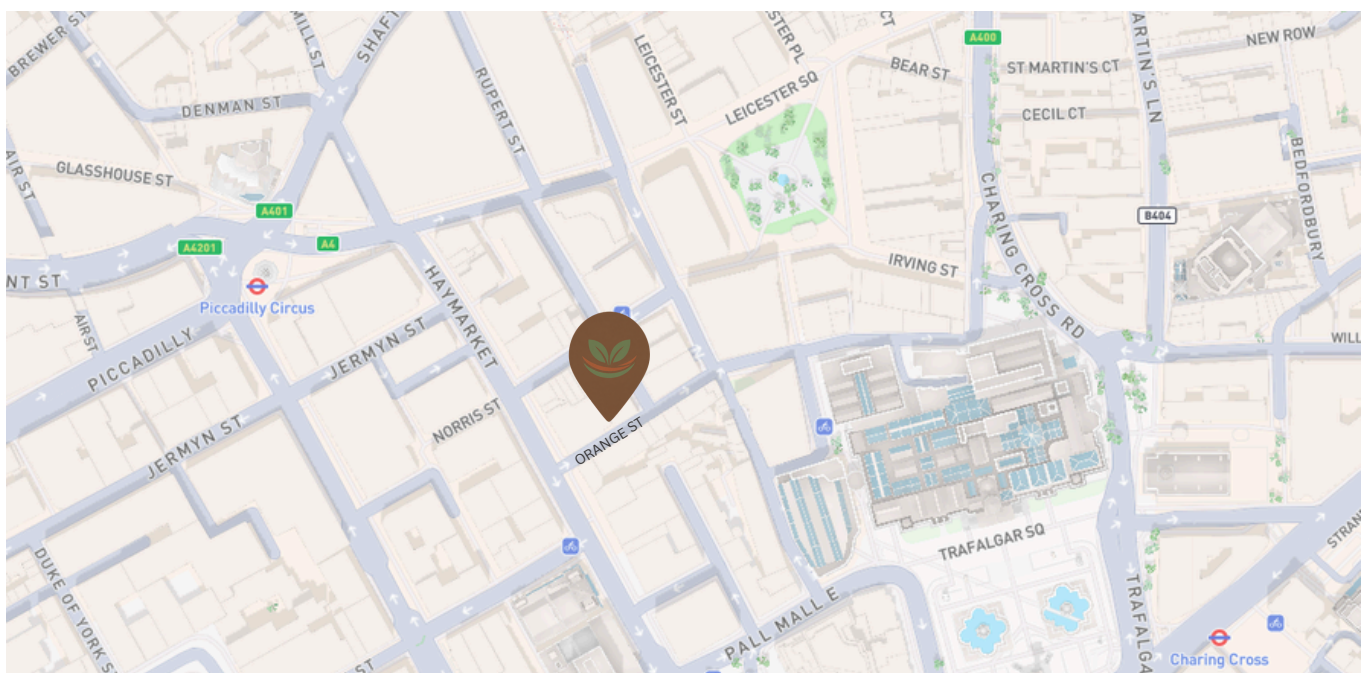
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES



LOCATION

9 Orange Street is positioned in the heart of the West End, surrounded by Soho, Covent Garden and St James's. The area offers an unrivalled mix of dining, culture, retail and entertainment, with excellent transport links close by.



THE ACCOMODATION



INCLUDED

PROPERTY EXPENDITURE

Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety &
Compliance
Security

CAPITAL EXPENDITURE

Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works to Your
Specification
Acquisition Fees

TERMS

3RD & 4TH FLOOR	2,017 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£169	£28,322 PCM PLUS VAT
2ND FLOOR	1,658 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£169	£23,281 PCM PLUS VAT

"Images are digitally enhanced and/or dressed for illustrative purposes and may not represent the exact current condition, specification or appearance of the property. Furniture, finishes and other elements shown may illustrate how an occupier could choose to configure or use the space."

THE SPACE



4th
Floorplan



3rd
Floorplan



2nd
Floorplan





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“Our Guiding Principle - Truth Over Transactions”