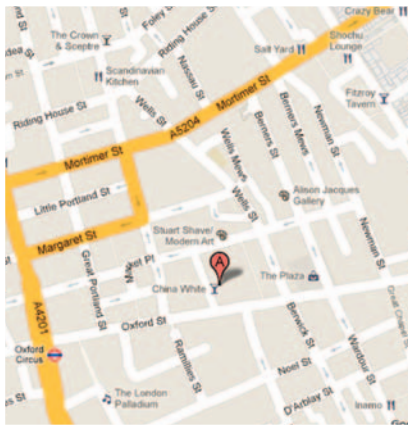




# MAPPIN HOUSE

4 WINSLEY STREET  
LONDON W1W 8HF

From 2,318 to 14,947 sq ft of  
excellent office space in the West End.



## AMENITIES & SPECIFICATION

- Rent, Rates, Service Charge & Utilities
- Internal repairs, maintenance and cleaning
- VRV comfort cooling, suspended ceilings
- 24-hour access and staffed main reception
- 2 x passenger lifts
- Fit-out and furniture (if required)
- Wired for power and data
- Perimeter/under-floor trunking (4th)
- Partial full-access raised floor (mezzanine)
- Staffed reception
- Demised w/c's
- Tea-point

Available on a turn-key basis including fit-out, furniture and infrastructure, on all-inclusive terms

## LOCATION

Mappin House is located on the east side of Winsley Street, midway between its junctions with Oxford Street and Eastcastle Street. The building is centrally located and provides easy access to Oxford Circus, Bond Street and Tottenham Court Road. Numerous bus routes also pass along Oxford Street and Regent Street providing convenient access to the rest of central London.

## DESCRIPTION

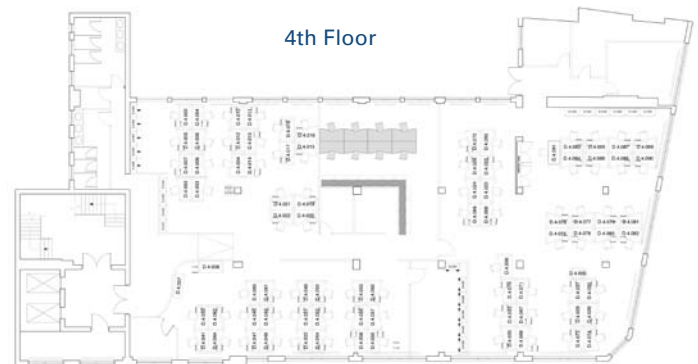
The mezzanine and fourth floors provide predominantly open plan office accommodation with the benefit of meeting rooms and cellular offices in part. All floors benefit from excellent natural light throughout with windows on three elevations.

## PROPOSAL

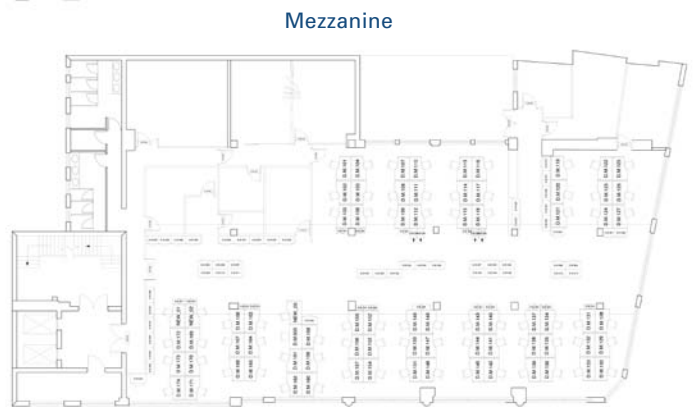
New sub-leases on flexible, all-inclusive terms to include Rent, Rates, Service Charge and the Amenities and Specification outlined above (as required).

## ACCOMMODATION

Floor	Sq M	Sq Ft	Available from
4th Floor	680.96	7,330	215 sq m / 2,318 sq ft
Mezzanine	707.62	7,616	238 sq m / 2,557 sq ft
<b>Total Available</b>	<b>1,388.58</b>	<b>14,947</b>	



4th Floor



Mezzanine

Joint Agents:



## INFORMATION / VIEWING:

For further information or to view, please contact:

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