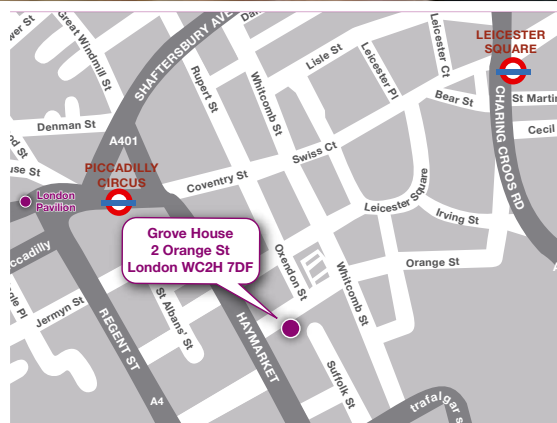




GROVE HOUSE

2 ORANGE STREET
LONDON WC2H 7DF
From 3,014 sq ft to 9,540 sq ft



AMENITIES & SPECIFICATION

- Air conditioning
- Suspended ceilings
- Cat II lighting
- Wired for power and data
- 2 passenger lifts
- Fit-out, including tea-points
- Excellent natural light
- Staffed ground floor reception
- Security / access control

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

LOCATION

Orange Street is a fantastic location for any business. Located midway between St James's Square and Covent Garden, the building is just a couple of minutes walk away from Piccadilly Circus and Leicester Square, giving direct access to the Piccadilly, Bakerloo and the Northern tube lines.

All the amenities of the West End are right on the doorstep, from the theatres and restaurants of Soho, to the shops and cafés on Regent Street.

The building benefits from a comfortable, staffed reception area, manned from 8.30am to 6pm, Monday to Friday.

PROPOSAL

The accommodation is offered on a floor-by-floor basis on flexible, all-inclusive terms to include rent, rates, service charge and the amenities & specification points as outlined above.

ACCOMMODATION

The available accommodation comprises the second, third and fourth floors, totalling over 9,500 sq ft. The fully furnished space also includes a range of management offices and meeting rooms.

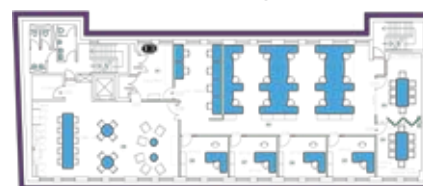
INFORMATION / VIEWING:

For further information or to view, please contact:

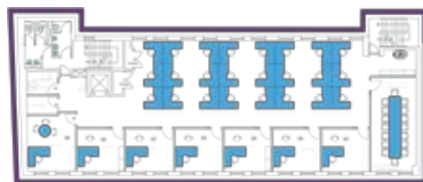
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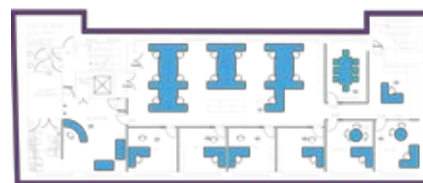
Current Layout



2nd Floor



3rd Floor



4th Floor

FLOOR LEVEL	AREA SIZE
Second	3,263 sq ft / 304.3 sq m
Third	3,263 sq ft / 304.3 sq m
Fourth	3,014 sq ft / 265.2 sq m
Total	9,540 sq ft / 873.8 sq m

APM
PROPERTY CONSULTANTS