



www.holdenhousew1.com

Agents:
**Cushman &
Wakefield**
020 7935 5000
**Edward Charles
& Partners**
0207 009 2300

Misrepresentation act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Cushman & Wakefield and Edward Charles & Partners. All figures are exclusive of rates, service charge, vat and all other outgoings. All floor areas are approximate. Date of preparation March 2011.

**DERWENT
LONDON**
investing in Fitzrovia

HOLDEN HOUSE

51-57 Rathbone Place W1

3,094 sq ft – 7,063 sq ft newly
refurbished office floor available



The third floor of **Holden House** offers over **7,000 sq ft** of newly refurbished office space.

Key features

- New refurbished entrance and reception
- Staffed 24/7 2 passenger lifts 1 goods lift
- New tenant signage Excellent natural light
- Secondary glazing with integral blinds Character openable sash windows Zumtobel light fittings
- Fully air conditioned Raised floor Carpeted throughout Capped off services for tea point(s)
- Refurbished WCs



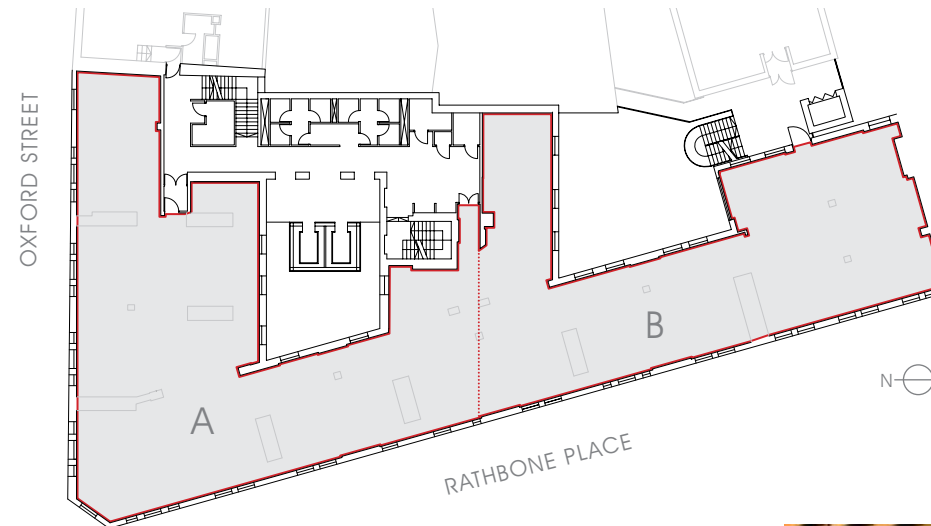
Schedule of areas

Third floor	7,063 sq ft	656 sq m
-------------	-------------	----------

Unit splits available*

Third floor A	3,958 sq ft	368 sq m
Third floor B	3,094 sq ft	287 sq m

* subject on site measurement



Location

Located just off Oxford Street, Holden House has excellent connectivity to a variety of Underground stations, including Tottenham Court Road, Oxford Circus and Goodge Street.

Holden House is moments away from the buzz of Charlotte Street to the north and Soho Square to the south, with a wide variety of bars, restaurants and amenities on offer.



