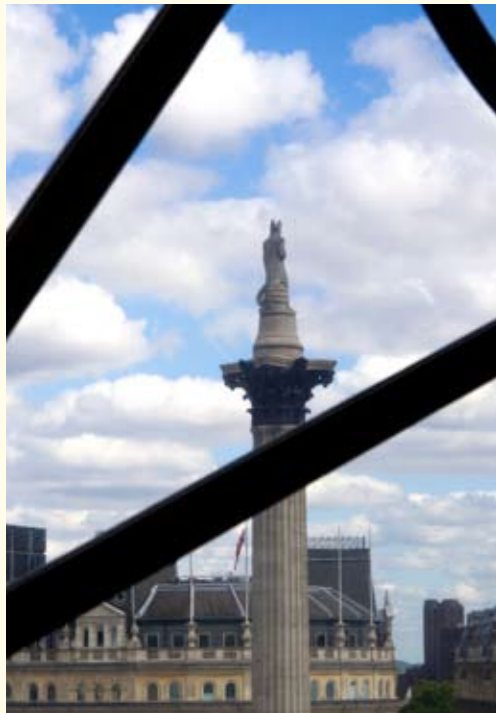


MODERNISED OFFICE FLOORS  
OF 9,270 AND 9,435 SQ FT  
OR  
THE ENTIRE BUILDING  
OF 95,670 SQ FT  
TO LET

2-4  
COCKSPUR STREET  
TRAFALGAR SQUARE · LONDON SW1

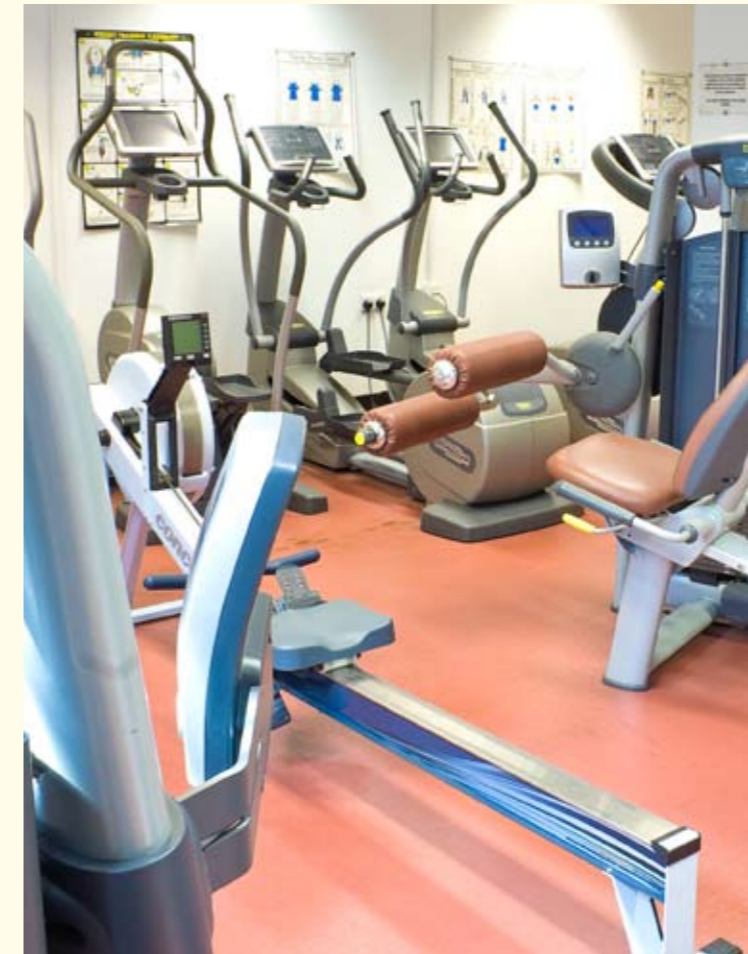


AN IMPRESSIVE AND PROMINENT OFFICE BUILDING IN THE HEART OF THE WEST END, IMMEDIATELY TO THE WEST OF TRAFALGAR SQUARE. THE AREA BUSTLES WITH LIFE IN TERMS OF BUSINESS AND LEISURE ACTIVITIES AND CHARING CROSS, EMBANKMENT, PICCADILLY CIRCUS AND LEICESTER SQUARE STATIONS ARE ALL WITHIN A FEW MINUTES WALKING DISTANCE.



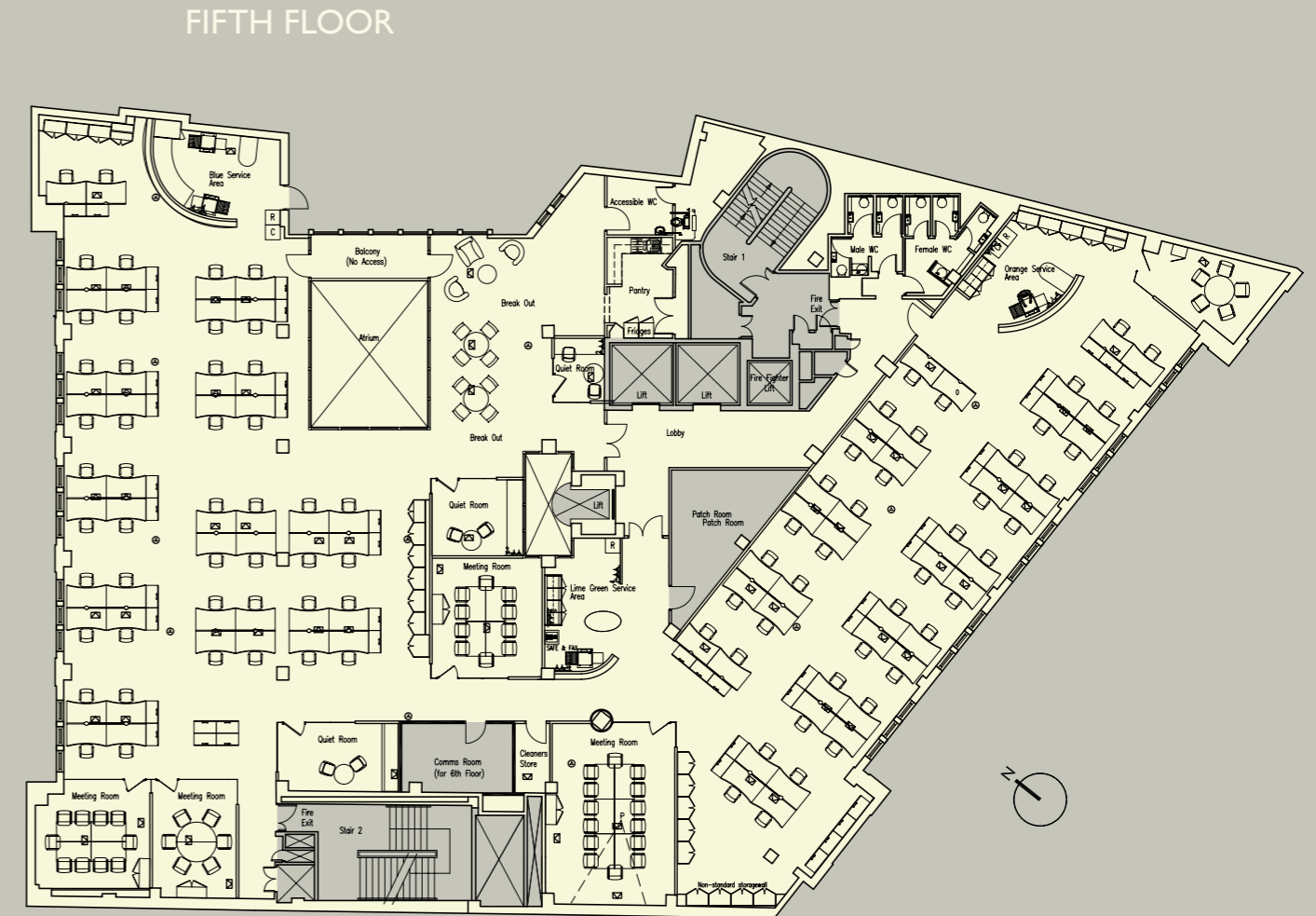
2-4 COCKSPUR STREET IS A HIGH GRADE OFFICE BUILDING WITH EXCELLENT NATURAL LIGHT AND IMPRESSIVE VIEWS FROM UPPER FLOORS ACROSS TRAFALGAR SQUARE.

THE STONE FAÇADES, MODERN INTERIOR, PLANTED ATRIUM AND SPACIOUS GROUND FLOOR ENTRANCE COMBINE TO CREATE EFFICIENT DISTINCTIVE OFFICE SPACE THAT WILL APPEAL TO A WIDE RANGE OF COMMERCIAL AND PROFESSIONAL BUSINESSES.



## AMENITIES

- IMPRESSIVE AND SPACIOUS GROUND FLOOR ENTRANCE
- THREE LIFTS INCLUDING A SCENIC LIFT WITHIN THE ATRIUM
- GOODS LIFT
- FAN COIL AIR CONDITIONING
- RAISED FLOORS
- SUPERB NATURAL LIGHT THROUGHOUT THE UPPER FLOORS
- KITCHENETTE AND BREAK OUT AREAS ON EACH LEVEL
- FITNESS FACILITIES
- 5 CAR PARKING SPACES (ENTIRE BUILDING OPTION)



## LEASE TERMS

AVAILABLE FOR A TERM UNTIL MARCH 2017  
 TERMS AVAILABLE UPON APPLICATION

## LETTING POLICY

2-4 COCKSPUR STREET IS AVAILABLE ON EITHER OF THE FOLLOWING BASES:

- THE 5TH (9,435 SQ FT) AND 6TH (9,270 SQ FT) FLOORS AVAILABLE INDIVIDUALLY OR TOGETHER (18,705 SQ FT)
- THE ENTIRE BUILDING OF 95,670 SQ FT

## ACCOMMODATION

FLOOR	SQ FT	SQ M
SEVENTH	8,060*	749
SIXTH	9,270	861
FIFTH	9,435	877
FOURTH	9,550	887
THIRD	10,730	997
SECOND	10,850	1,008
FIRST	10,830	1,006
GROUND	8,460	786
RECEPTION	500	46
LOWER GROUND	11,390	1,058
BASEMENT	6,595	613
<b>TOTAL</b>	<b>95,670</b>	<b>8,888</b>

\* THE 7<sup>TH</sup> FLOOR IS UNDERLET TO HUNTING PLC.



FOR MORE INFORMATION, PLEASE CONTACT



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