

AGILE REAL ESTATE®

**PANTON HOUSE**  
25 HAYMARKET,  
LONDON, SW1

**4th floor**

Fitted and furnished  
office space to let  
3,860 sq ft (NIA)





## LOCATION

Panton house is located on Panton Street, just to the east of Haymarket. Communications are excellent with Piccadilly Circus (Bakerloo and Piccadilly Lines), Green Park (Jubilee, Piccadilly and Victoria Lines) and Charing Cross (Bakerloo and Northern Lines) underground stations all within easy walking distance.

## ACCOMMODATION

Fully fitted and furnished to provide a kitchen with central island, a good blend of open plan desk space (40 x 1400 mm desks) and meeting rooms (2 x 4 person, 1 x 6 person and 1 x 12 person). The provision of two additional WCs on the floor itself is a bonus.

## AMENITIES

- Two private terraces
- Commissionaire
- Three passenger lifts
- 24 hour access
- Air conditioning
- Raised floor





## CONNECTIVITY

On the floor, there is currently a single 42u server rack tower, 120 data points/ports for network ethernet. All the cabling is Cat 6 network to all data points. There is currently a 1GB fibre connection from the ISP company M247 using BT open reach infrastructure. There are 8 cisco meraki access points on site for office wi-fi coverage. The VOIP phone system is provided by Dialpad.

## TERMS

Available on a sublease of the whole outside the 1954 Act until 25th October 2024.

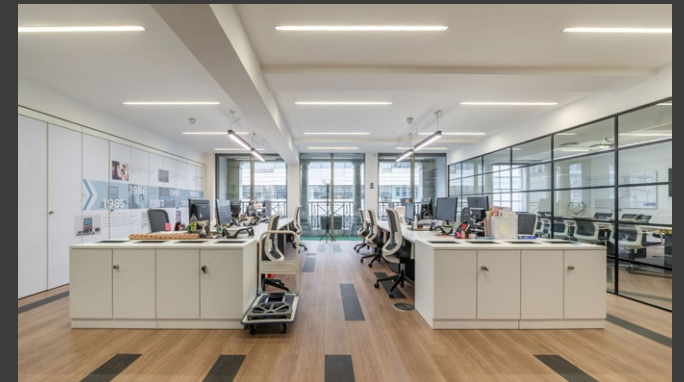
**Quoting rent** £35.00 per sq ft

**Rates** £25.60 per sq ft (2023/24 estimate)

**Service Charge** £17.18 per sq ft (estimate)

Consideration may be given to an assignment based on covenant strength. The assignment would be available outside the 1954 Act until 25th November 2029 with a tenant only break option on 25th November 2024 at a passing rent of £65.50 per sq ft.







**EPC**

D98

**CONTACT**

**David Brogan**

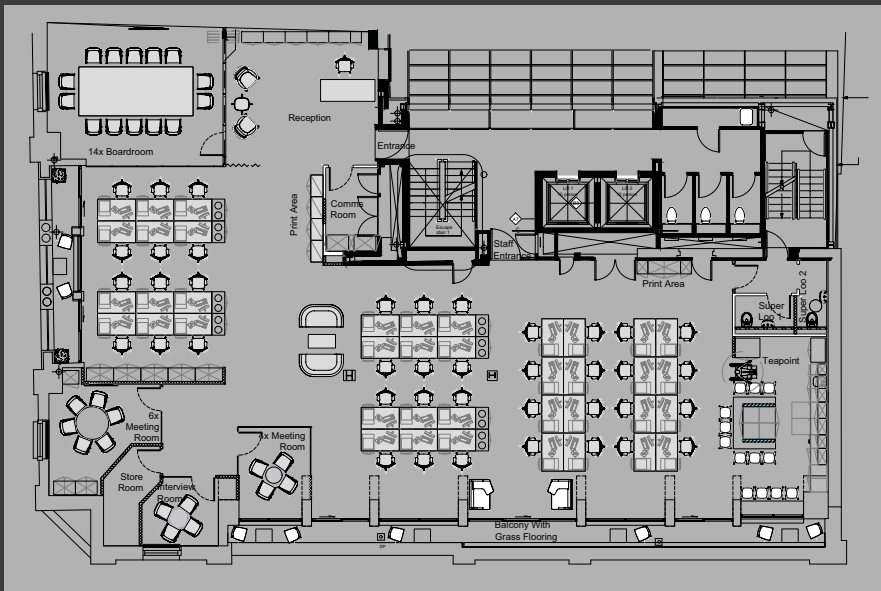
Director

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**FLOORPLAN**



**Not to scale**  
(layout is for indicative purposes only)