

STUNNING LANDMARK OFFICE BUILDING

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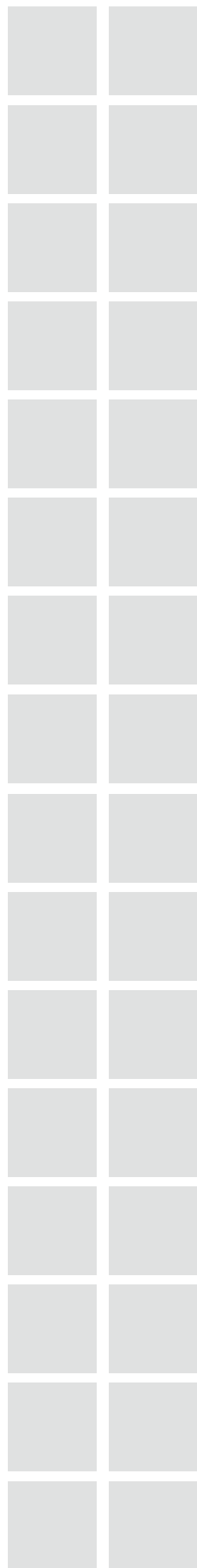
# CAPITAL HOUSE

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25 CHAPEL STREET, LONDON NW1

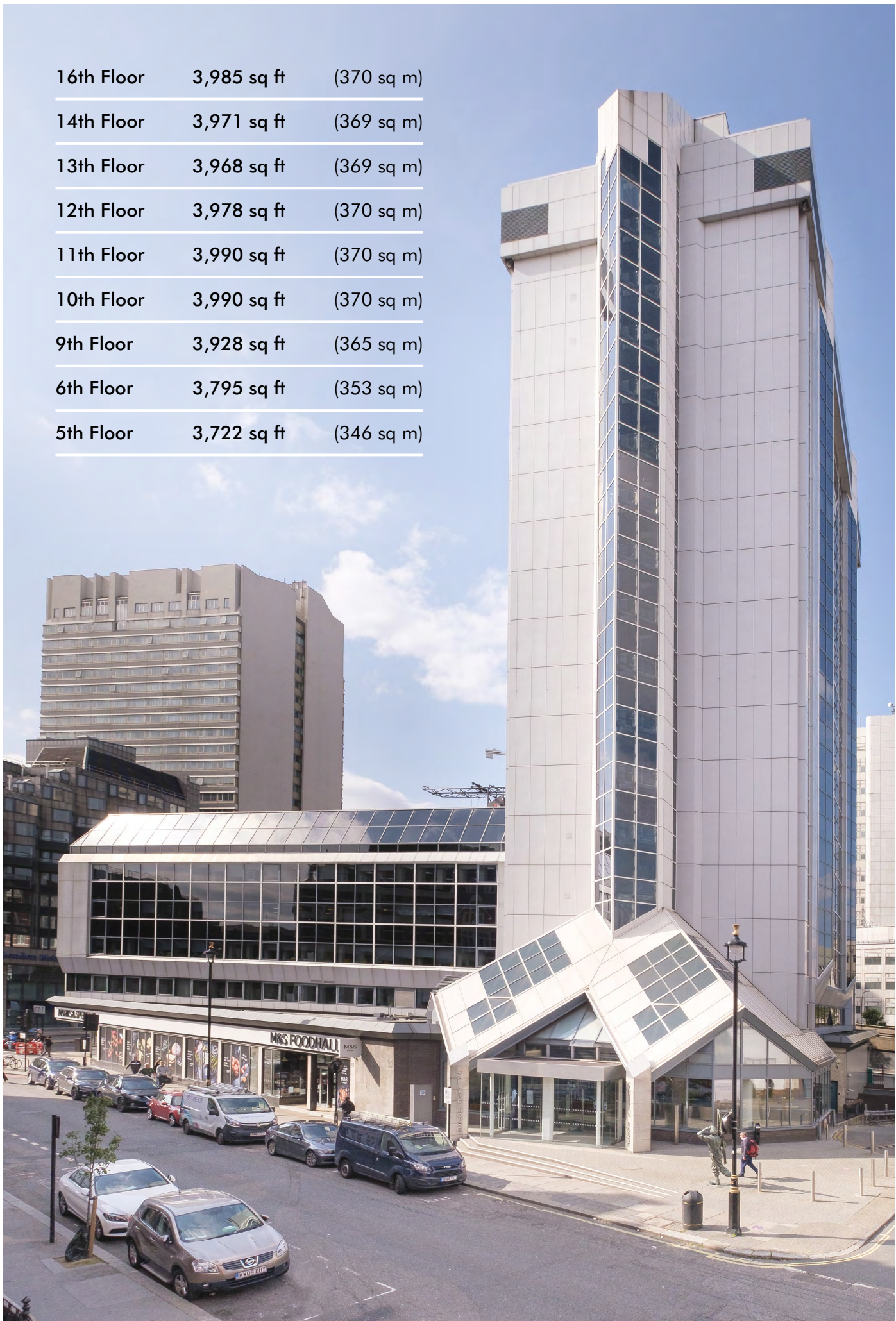
A SELECTION OF BOTH FITTED  
AND REFURBISHED OFFICE SUITES

**3,795 sq ft - 35,327 sq ft** (353 sq m - 3,282 sq m) Approx



A selection of both fitted and refurbished office suites having the following approximate floor areas:

16th Floor	3,985 sq ft	(370 sq m)
14th Floor	3,971 sq ft	(369 sq m)
13th Floor	3,968 sq ft	(369 sq m)
12th Floor	3,978 sq ft	(370 sq m)
11th Floor	3,990 sq ft	(370 sq m)
10th Floor	3,990 sq ft	(370 sq m)
9th Floor	3,928 sq ft	(365 sq m)
6th Floor	3,795 sq ft	(353 sq m)
5th Floor	3,722 sq ft	(346 sq m)







FULLY REFURBISHED 9TH / 13TH / 14TH FLOORS

## FEATURES INCLUDE

- Air conditioned
- Four lifts
- Selection of both fitted and open plan office floors
- Raised floors
- Plastered ceiling (9th/13th/14th floors)



FULLY FITTED SIXTH FLOOR



FULLY FITTED TENTH FLOOR

- Stunning views
- Selection of fitted kitchen and break out areas
- Bike storage and shower facilities
- Manned ground floor entrance
- Car parking by arrangement
- Excellent daylight



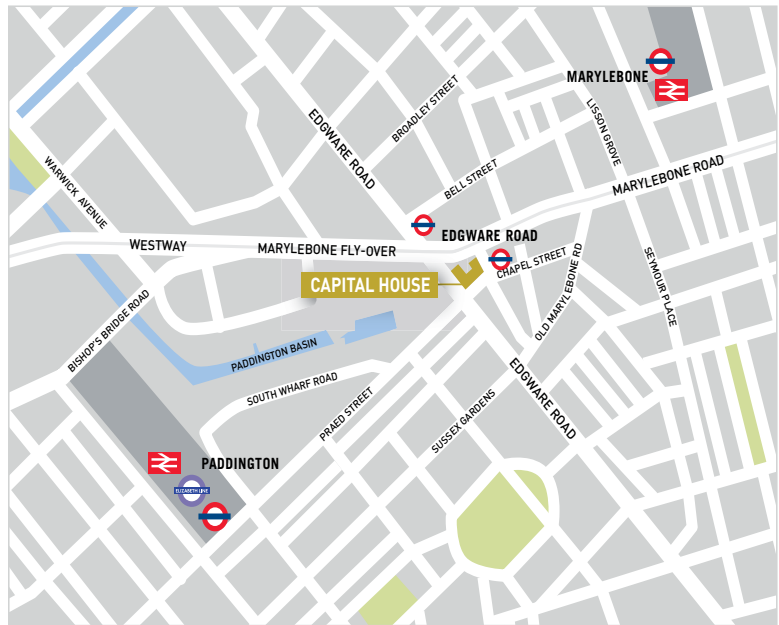
FULLY FITTED ELEVENTH FLOOR



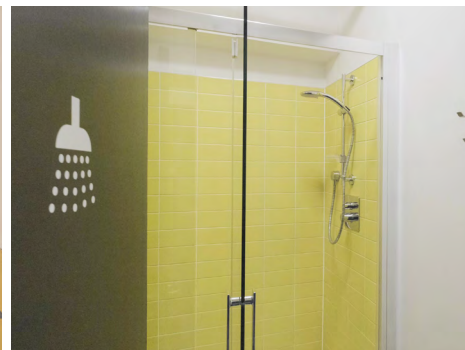
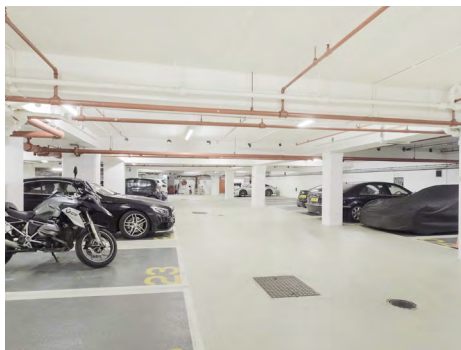
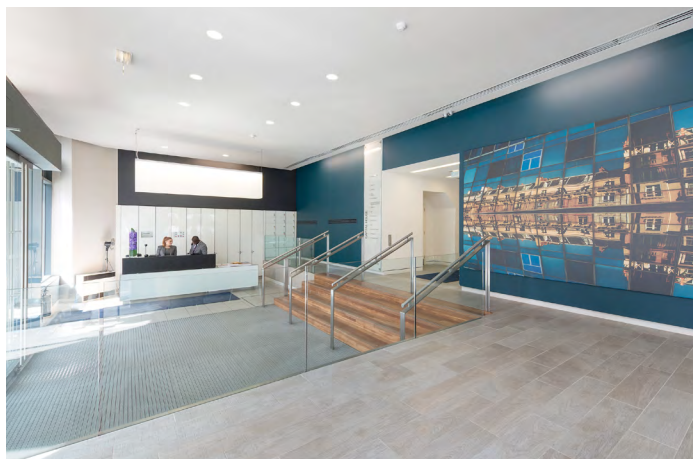


## LOCATION

Capital House, a landmark building occupies a prominent position on the corner of Edgware Road and the Marylebone Road. The entrance to the offices is in Chapel Street adjacent to Edgware Road underground station. The area is very well served for restaurant, shopping and transport facilities and Marylebone and Paddington underground and mainline stations are within walking distance. Paddington Station will also offer access to the new Elizabeth Line (Crossrail) once opened.







WWW.CAPITALHOUSE.LONDON

**RENT** £42.50 per sq ft per annum exclusive.

**LEASE** New lease(s) will be offered for a term expiring May 2025.  
The lease(s) excluding the Security of Tenure and Compensation Provisions  
of the Landlord and Tenant Act 1954.

**EPC** D-86

**VIEWING** By appointment through landlord's joint sole agents:



Part of **Eddisons**

Richard Spencer  
richardspencer@hng.co.uk  
020 3205 0204

Will Gyngell  
william.gyngell@hng.co.uk  
020 3205 0203



David Hanrahan  
David.Hanrahan@colliers.com  
07831 518102

Katrina Love  
Katrina.Love@colliers.com  
07826 551918

James Swan  
James.swan@colliers.com  
07769 337022



VIDEO LINK

Note that particulars are submitted for guidance only and do not form part of any contract.  
Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire.  
All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (May 2021)