

MANAGED  
WORKSPACE  
OPPORTUNITY



25 CHAPEL  
STREET, NW1

7TH & 15TH FLOOR  
3,990 SQ. FT

REDEFINING THE  
TRADITIONAL

# REIMAGINED WORKSPACE

Capital House is an Iconic skyscraper situated near Edgware Road station and between the exclusive neighbourhoods of Paddington Basin and Marylebone.

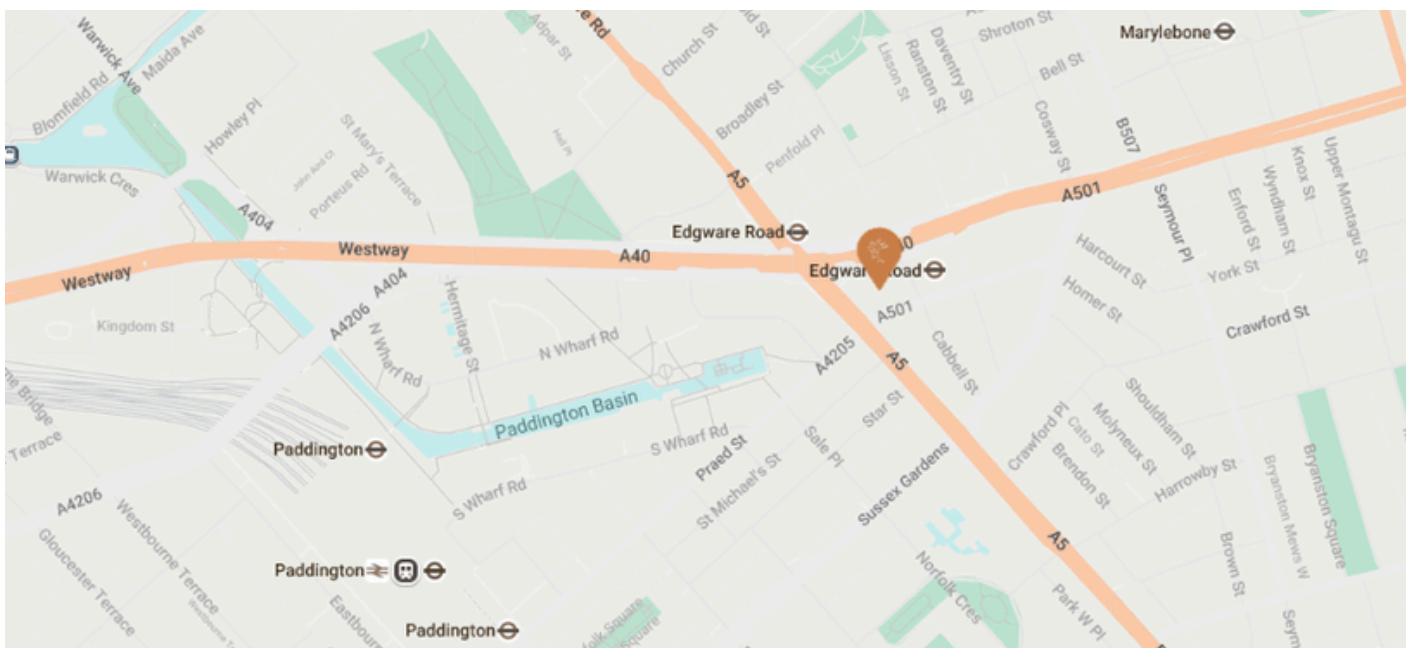
This iconic skyscraper offers unparalleled elegance, with both floors showcasing sweeping panoramic views of London's skyline. The spaces are bathed in natural light, creating an inspiring and vibrant environment throughout the day.

## BUILDING LOCATION



### Location

Capital House  
25 Chapel Street  
London  
NW1 5DH



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.

## OFFICE AMENITIES



Air Conditioning



Kitchen Areas



Passenger Lift



Showers & Changing  
Facilities



Meeting Rooms



Bike Storage



Existing Fit Out



Good Natural Light

Design your space reflecting you  
and your business in an  
attractive property.

# WHAT CAN BE INCLUDED AT YOUR CHOICE



## PROPERTY EXPENDITURE

Rent  
Rates  
Service Charges  
Insurances

## CAPITAL EXPENDITURE

Building Surveys  
Design & Fit-Out Works\*  
Furniture Fixtures & Fittings  
Stamp Duty Land Tax  
Legal Fees & Property Searches  
Acquisition Fees

## OPERATIONAL EXPENDITURE

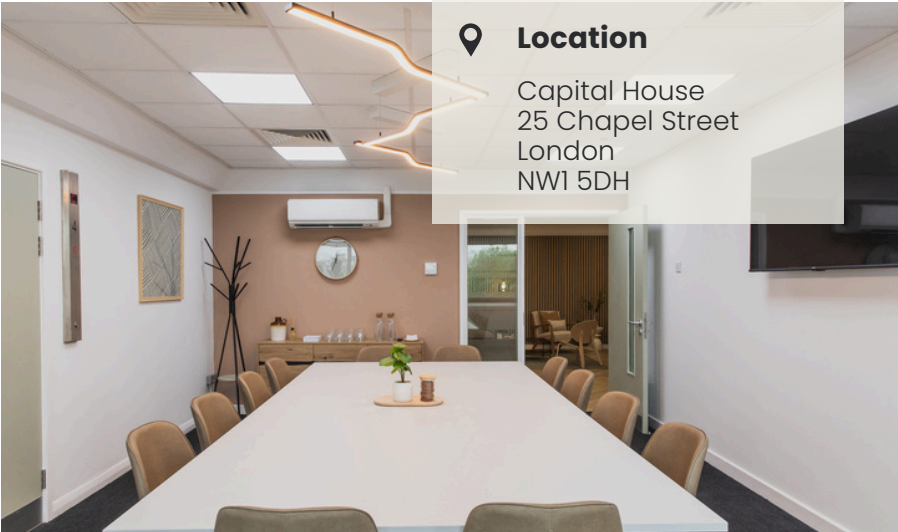
Utilities  
Cleaning & Waste Disposal  
Facilities Management  
Repairs & Maintenance  
Health & Safety & Compliance  
Security  
IT Connectivity

\*To a Pre-Agreed Value

## PRICING

PER SQ. FT  
FROM **£138**

LICENCE FEE PCM  
FROM **£45,900 + VAT**



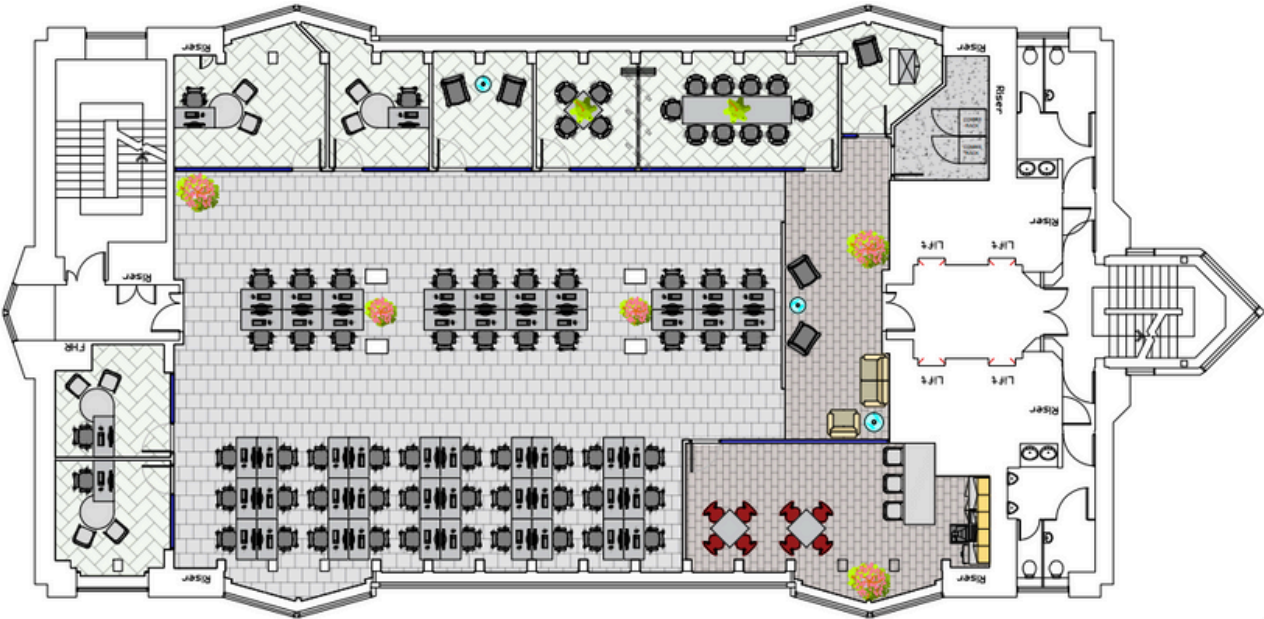
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# THE SPACE



\*Example of a proposed Layout







# IDENTITY

workspace

FOR ENQUIRIES  
CONTACT US

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