

## THE OFFICE

Three floors available together or separately in this period townhouse style building. Furniture can be made available by separate arrangement.



# AVAILABILITY & FLOOR PLANS

A new lease available directly from the freeholder for a term of up to three years.

## SPECIFICATION

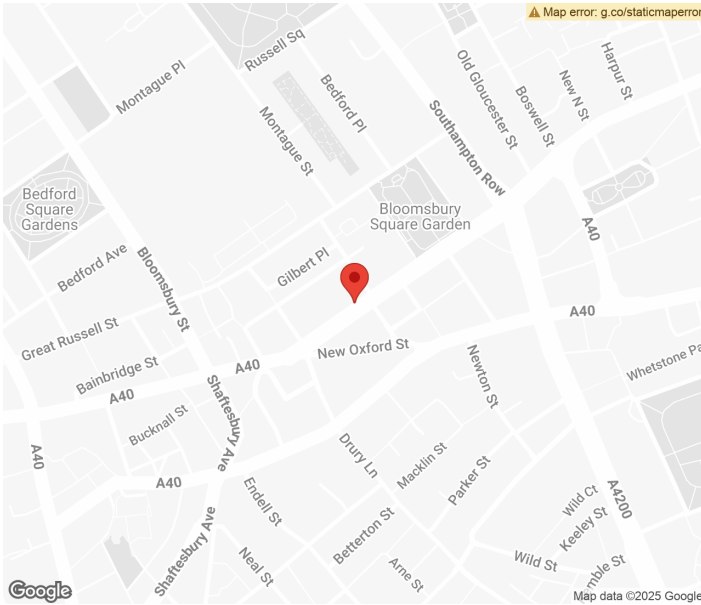
- Excellent Natural Light
- Demised WC's
- Fibre Connectivity
- Cat 5e Cabling Internally
- Period Features
- Buzz Entry
- Air Conditioning
- Central Heating
- 24 Hour Access

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	40.5	436	£55	£15.49	£7	£33,785.64	LET
2nd	40.5	436	£55	£15.49	£7	£33,785.64	LET
3rd	43	460	£55	£15.49	£7	£35,640.40	LET

## LOCATION




The building lies between Fitzrovia and Holborn and benefits from a variety of underground and rail stations all within close proximity. The addition of the Crossrail network will considerably improve the property's accessibility levels.



### COMMUNICATION

The building is well located with Holborn, Tottenham Court Road and Russell Square stations all a short walk away.

### WALKING TIMES From the building

	Holborn	4 Minutes
	Tottenham Court Road	6 Minutes
	Russell Square	10 Minutes

## CONTACT

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