

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

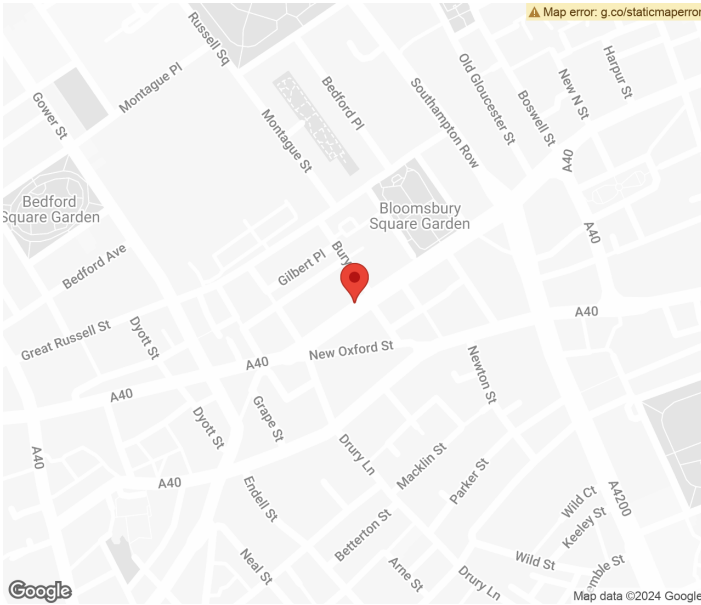
- Excellent Natural Light
- Demised WC's
- Fibre Connectivity
- Cat 5e Cabling Internally
- Period Features
- Buzz Entry
- Air Conditioning
- Central Heating
- 24 Hour Access

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

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT