



THE OFFICE

A beautiful 5th floor unit with parquet flooring and excellent natural light.



AVAILABILITY & FLOOR PLANS

Available by way of an assignment. Alternatively a longer new lease may be available direct from the Landlord for a term by arrangement.

SPECIFICATION

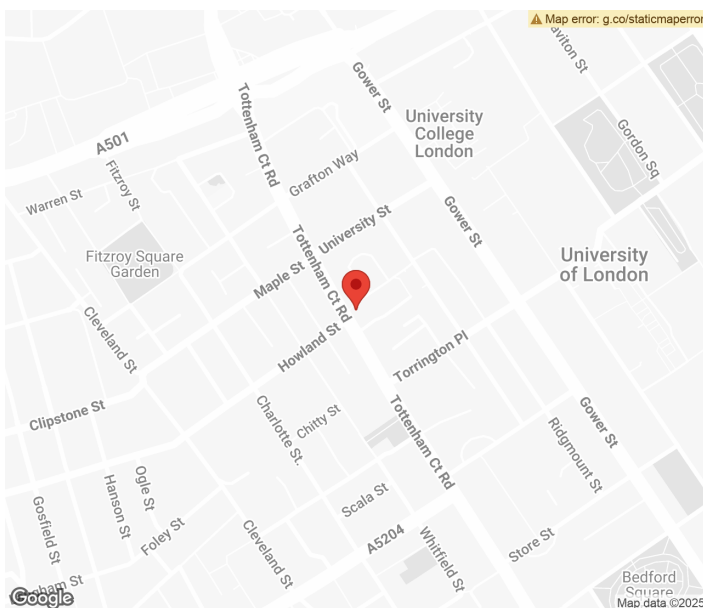
- Excellent natural light
- Perimeter trunking
- Air conditioning
- Central heating
- Fibre optic
- Parquet flooring
- Passenger lift
- Video entry phone

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
5th	94.5	1015	£43	£19.23	£6	£69,253.45	LET

LOCATION

The building sits on the corner of Capper Street and Tottenham Court Road, minutes away from trendy Soho, Noho and Covent Garden.






COMMUNICATION

The building benefits from excellent transport links, with Goodge Street, Warren Street and Euston Square stations only a short distance away. The property will also greatly benefit from the arrival of the Crossrail in late 2018.

WALKING TIMES

From the building

	Goodge Street	3 Minutes
	Warren Street	5 Minutes
	Euston Square	6 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