



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

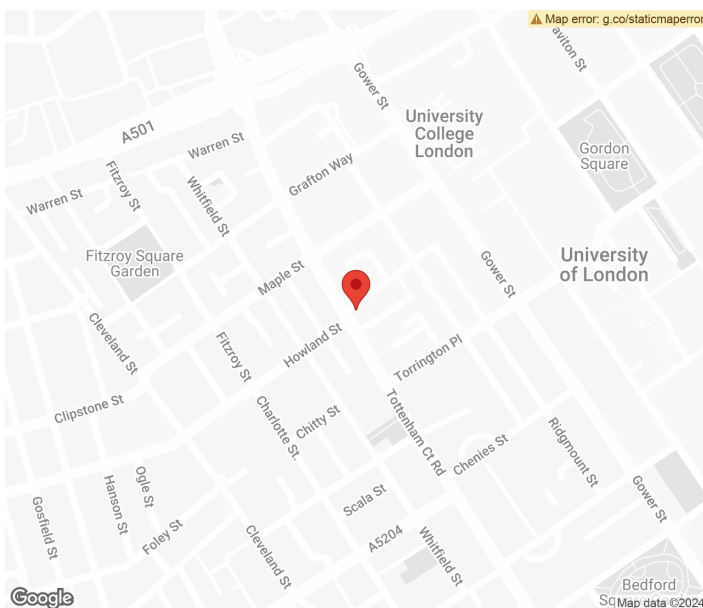
- Excellent natural light
- Perimeter trunking
- Air conditioning
- Central heating
- Fibre optic
- Parquet flooring
- Passenger lift
- Video entry phone

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

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