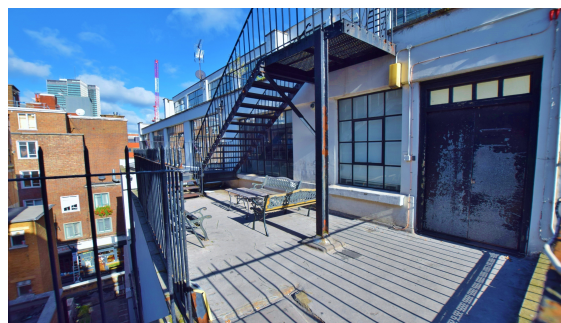
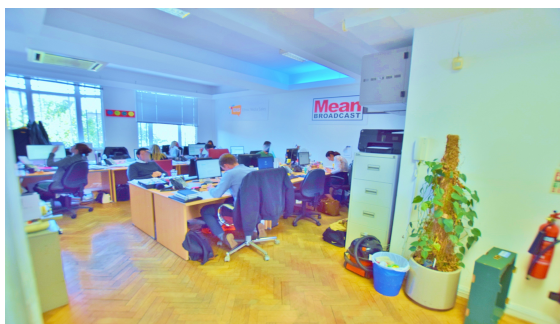




## THE OFFICE

A beautiful 5th floor unit with parquet flooring and excellent natural light. The office also benefits from demised WC's and a stunning terrace.



## AVAILABILITY & FLOOR PLANS

Available by way of an assignment to November 2019. Alternatively a longer new lease may be available direct from the Landlord for a term by arrangement.

### SPECIFICATION

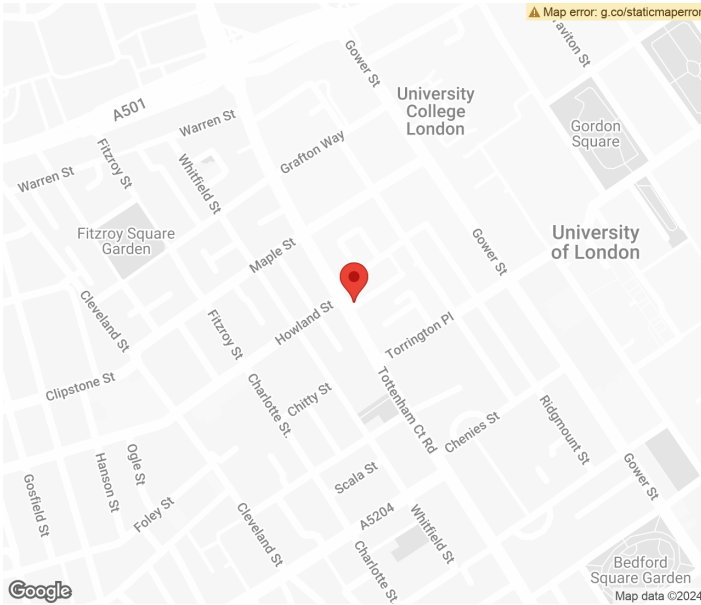
- Excellent natural light
- Perimeter trunking
- Comfort cooling
- Central heating
- Fibre optic
- Parquet flooring
- Demised WC's
- Terrace
- Passenger lift
- Video entry phone

### 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	97.50	1049	£46	£20.25	£5.52	£75,286.73	LET

## LOCATION

The building is situated on 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	2 Minutes
	Warren Street	5 Minutes
	Euston Square	6 Minutes

## CONTACT

020 7993 8075

[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)



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