



## THE OFFICE

This Plug & Play suite is located on the 5th floor and is currently fitted out with 3 separate rooms, a kitchenette and a break out area. The accommodation benefits from comfort cooling, an abundance of natural light and great views.



## AVAILABILITY & FLOOR PLANS

Available by way of a sublease to March 2020.

Image

### SPECIFICATION

- Plug & Play
- Comfort cooling
- Perimeter trunking
- Excellent natural light
- Fitted out
- Kitchenette
- Fibre connectivity
- Commissionaire
- Bike racks
- Lockers
- Showers
- 24 hour access

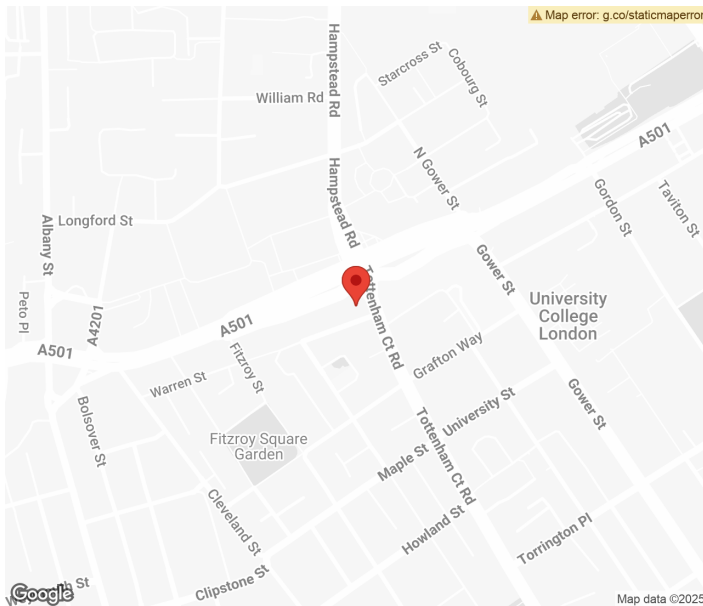
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### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
5th	69.86	752	£62.50	£23.77	£8.38	£71,176.80	Available

## LOCATION





The building is situated on a quiet side street to the eastern side of Tottenham Court Road and close to Fitzrovia's vibrant retail and dining district.



### COMMUNICATION

The building has excellent access to a variety of underground lines (Piccadilly, Central, Northern, Victoria, Circle, Hammersmith and City and Metropolitan), as well as being located in close proximity to Euston mainline station.

### WALKING TIMES From the building

	Goodge Street	3 Minutes
	Tottenham Court Road	6 Minutes
	Euston Square	10 Minutes
	Warren Street	10 Minutes

## CONTACT

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