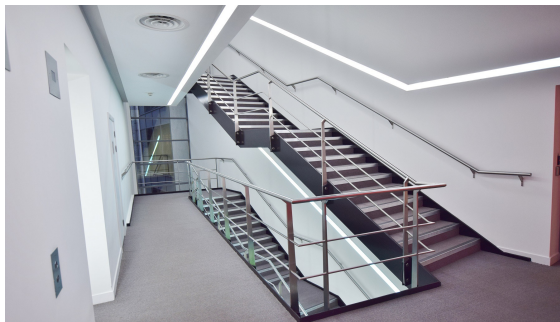




THE OFFICE

The available accommodation comprises 5,788 sq. ft. of Grade A space and benefits from excellent natural light, a very efficient floor plate and demised WCs. The building is a mixed-use development comprising 8,000 sq. ft. of retail, 23,000 sq. ft. of office and 10 residential units which replaced a semi-derelict Victorian hotel.



AVAILABILITY

AVAILABILITY & FLOOR PLANS

Available by way of a new lease direct from the Landlord.

SPECIFICATION

- Manned reception
- Good natural light
- 4-pipe fan coil air conditioning
- 2.65m floor to ceiling height
- Full access raised floor
- Metal tile suspended ceiling
- Inset LED lighting
- 2 x 13 person passenger lifts
- Demised WC's and shower
- Bicycle storage
- Communal shower
- DDA compliant
- EPC - TBC

Image

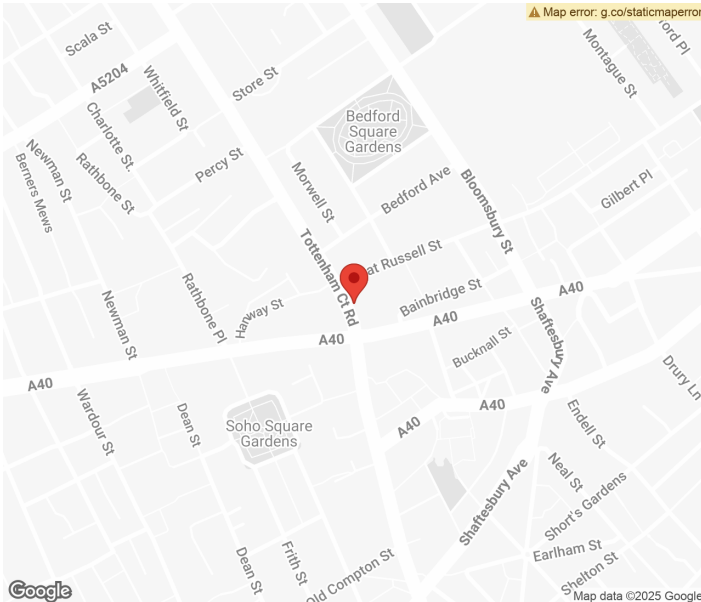
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AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
2nd	536.60	5,788	£79.50	£31.00	£12.98	£714,792.24	Available

LOCATION

The building is prominently located on Tottenham Court Road, at its junction with Oxford Street and New Oxford Street.



COMMUNICATION

The building benefits from excellent access to Tottenham Court Road underground (Central and Northern lines and the Elizabeth line when work is complete) and Goodge Street Station (Northern Line). Oxford Circus station (Central, Bakerloo and Victoria Lines) is also 10 minutes walk away. Several bus lines are running 24/7.



WALKING TIMES

From the building



Tottenham Court Road

30 Seconds



Goodge Street

6 Minutes



Covent Garden

9 Minutes



Oxford Circus

10 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



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