

34 WHITFIELD STREET

Fitzrovia

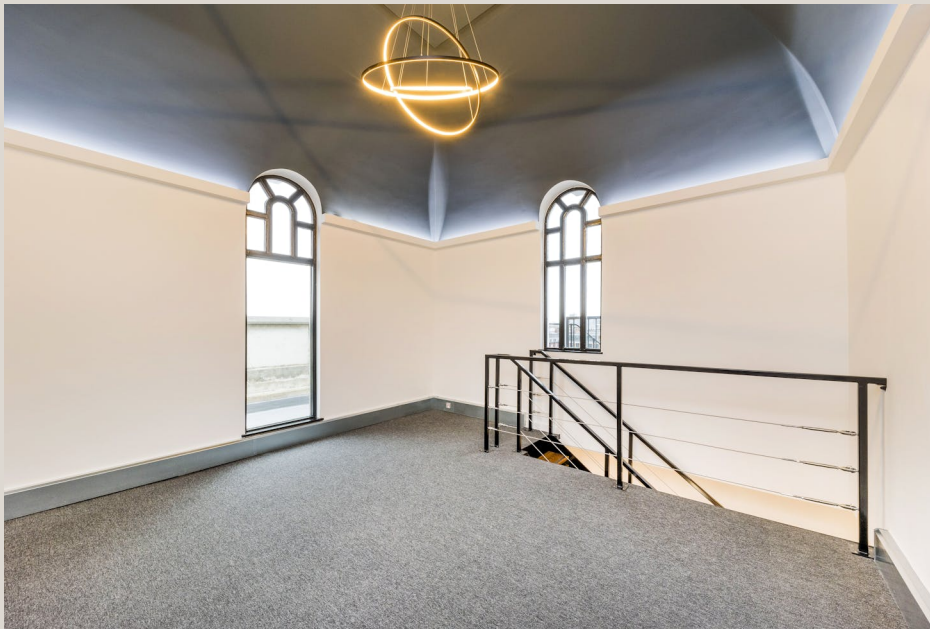


LDG



34 Whitfield Street







## DESCRIPTION

Having been recently refurbished, each office provides high quality office accommodation with excellent levels of natural light front the front and rear of each floor. The workspaces have been designed to a high standard, fitted with their own kitchenettes, cloakrooms and showers.

## HIGHLIGHTS

- High Quality Refurbished Workspaces
- Currently Open Plan Layouts
- Arch Windows
- Roof Terrace
- Excellent Ceiling Height Throughout
- Strip Wood Flooring
- Air-Conditioning
- Modern LED Light Fixings
- Refurbished Common Parts
- Galvanised Steel Perimeter Cabling Management System
- Demised Showers & Toilets
- Kitchen
- Fibre
- Furniture Available, Subject To Negotiation

## LEASE

Lease terms from 12 months, or longer.

## VIEWINGS

Bookings for physical and virtual tours are also available, so we can walk you through how great this space in.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## FURNITURE

Furniture could be available, by negotiation.

## CONNECTIVITY

We understand the building benefits from fibre connectivity. Further information is available upon request.

## DATAROOM

EPC & other reports are available upon request.

## COMMUTE

Great Portland Street - 3 mins  
Regent's Park - 5 mins  
Warren Street - 9 mins  
Goodge Street - 12 mins  
Oxford Circus - 11 mins

## PARKING

NCP London Harley Street 8 mins

## FOODIE HOTSPOTS

- Sixes - Caravan  
- Iberica - Sushi Atelier

## LIQUID LUNCH

- The Albany - The Wigmore  
- The Remedy Wine - The Kings Arms

## A STRETCH AWAY

- Pure Gym - Tens Fitness  
- Psyche - Club 51



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
5th	8,110	£608,250 /annum	£186,530 /annum	£97,320 /annum	£74,341.67	£892,100
<b>Total</b>	<b>8,110</b>				<b>£74,341.67</b>	<b>£892,100</b>

Ready to talk?



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