

17 RIDING HOUSE STREET

Fitzrovia



LDG



17 Riding House Street







DESCRIPTION

Riding House Street offers inspiring spaces to work with fantastic views over Fitzrovia and the West End. The office provides excellent natural light from three sides and a modern industrial refurbishment to suit any business.

HIGHLIGHTS

- Prominent Building in Fitzrovia
- Close To The Elizabeth Line
- Excellent Natural Light From 3 Sides
- Passenger Lift
- On-site Porter
- Smart Minimalist Entrance & Common Parts
- Exposed Industrial Features
- Demised Showers
- Bike Storage
- DDA Compliant
- Fully Accessible Raised Floor
- Comfort Cooling
- Demised Cloakrooms

LEASE

New leases available directly with the Landlord.

VIEWINGS

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

FURTHER INFORMATION

EPC & other reports are available upon request.

CONNECTIVITY

The building has integrated state of the art data infrastructure delivering high speed fibre optic connectivity. Further information and costs upon request.

FURNITURE

Furniture packages could be available, subject to negotiation.

PHOTOGRAPHY

Current photography was in the last marketing cycle (with CGIs) and are to be used for indicative purposes only until new photography is available.

COMMUTE

Goodge Street. 7 mins
 Oxford Circus. 9 mins
 Great Portland Street. 9 mins
 Warren Street. 10 mins
 Tottenham Court Road. 13 mins

PARKING

ParkBee - Fitzrovia - 9 mins

FOODIE HOTSPOTS

- Riding House Café - Foleys
 - Meraki - Cin Cin

LIQUID LUNCH

- The Kings Arms - Crown & Sceptre
 - Market Place Bar - The Green Man

A STRETCH AWAY

- Rathbone Boxing Club - Fitness Lab
 - Rowbots - Fitness First



Schedule of Accommodation

Floor/Unit	Size	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
Suite	5,900 sq ft	£445,000 per annum	£162,840 /annum	£57,605 /annum	£55,450.17	£665,402	Available
Suite	3,400 sq ft	£255,000 per annum	£162,840 /annum	£57,605 /annum	£39,618.50	£475,422	Available
Total					£95,068.67	£1,140,824	

Ready to talk?



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



**DANIEL
CASTLE**

DD: 0207 290 0590
M: 07502 224 861
E: daniel@ldg.co.uk



**HARRY
ISAACS**

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

17 Riding House Street

