

48 5A GOODGE PLACE

Fitzrovia



LDG



4 & 5a Goodge Place





DESCRIPTION

With an abundance of character from the existing fit-out, this unique and quirky ground floor showroom / office has been fitted with 2-3 meeting rooms / post-production editing suites in addition to open plan working areas. Features include two ground floor frontages that provides excellent branding opportunities, exposed red brickwork, a feature staircase as well as skylights bringing excellent levels of natural light. The workspace is ready to go for an office occupier but could equally suited for a gallery or showroom and has ground floor entrances.

HIGHLIGHTS

- Self-contained ground floor office / showroom
- Own Front Door
- Excellent Branding Opportunity
- Two Window Frontages / Entrances
- Exposed Brick
- Great Natural Light
- Meeting Room/Post Production Suite
- Quirky existing fit-out / design
- Period features
- Multiple Skylights
- Kitchenette

LEASE

Leases from 12 months, or longer.

COSTING

Rent - £85,000 per annum exclusive.

Rates - £17,964 p/a

Est. Service Charge - £4,000 p/a

TOTAL - £106,964 per annum

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

We understand the property is not VAT elected.

FURNITURE

Furniture packages could be available, by negotiation.

CONNECTIVITY

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

PURCHASE

The property is also available to purchase (freehold). Further details available upon request.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

COMMUTE

Goodge Street - 2 min

Tottenham Court Road - 7 mins

Warren Street - 8 mins

Oxford Circus - 9 mins

Russell Square - 12 mins

PARKING

ParkBee - Fitzrovia - 6 mins

FOODIE HOTSPOTS

- Goodge Place Market - Salt Yard

- Ippudo - Ecco

LIQUID LUNCH

- Fitzroy Tavern - Mr Fogg's House

- Vagabond - Oscar Bar

A STRETCH AWAY

- Rathbone Boxing Club - Fitness Lab

- Rowbots - Fitness First

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

	Demise	sq ft	Availability
	Ground	1,075	Available
	Lower Ground	572	Available
	Total	1,647	

Ready to talk?



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