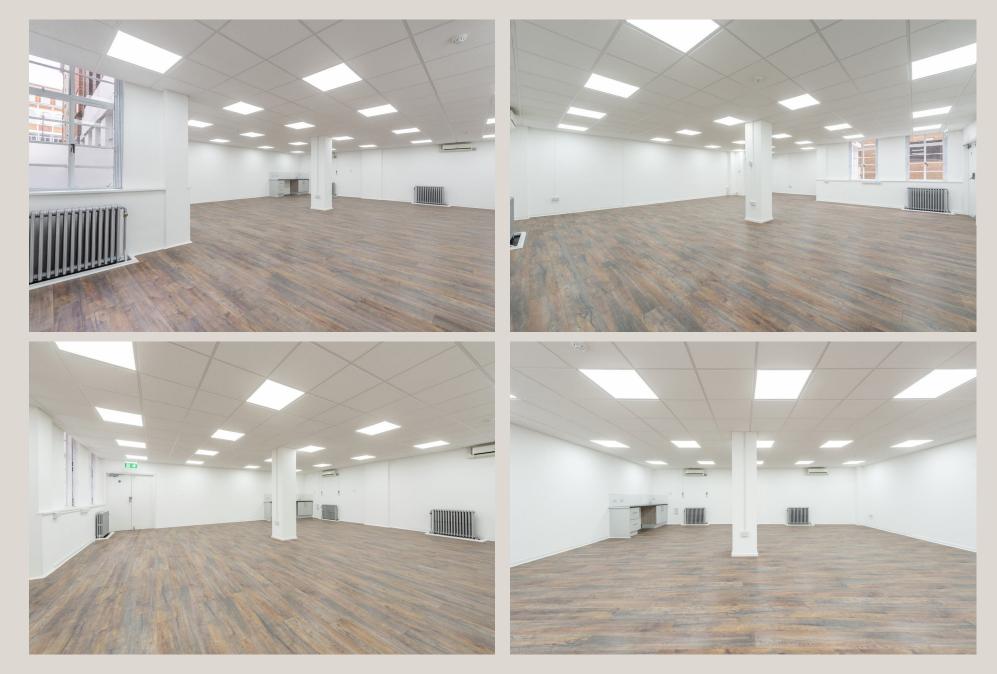
# 12-14 WHITFIELD STREET Fitzrovia







### 12-14 Whitfield Street



12-14 Whitfield Street

# Lookbook

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12-14 Whitfield Street

# Lookbook

#### DESCRIPTION

This ground floor office could be the perfect cost effective workspace option suitable as your office or potentially perfect for a medical or fitness studio use. Currently in an open plan condition, the premises has good ceiling height, with the potential to increase further to create a 3m floor to ceiling height. The building provides communal showers and bike racks, with entrances from both Whitfield Street and Tottenham Court Road. The entrance hall will also benefit from a renovation in due course.

#### HIGHLIGHTS

- Very Economical Ground Floor Unit
- Could Be Perfect For Fitness / Medical Uses
- 3m Ceiling Height
- Two Entrances Into Building
- Wood Effect Flooring
- Demised Kitchenette
- Air-Conditioning
- Bike Racks
- Communal Showers & Restrooms
- Attractive Cast Iron Radiators

#### USE

Class E – Suitable for offices, medical, educational and leisure uses.

LEASE A new lease is available directly from the landlord.

#### WHEN CAN YOU MOVE IN? Immediately, subject to contract.

#### ADDITIONAL COSTS

Buildings insurance and a one time admin fee may apply to this property.

#### DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

#### VIEWINGS

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

#### VAT

This building is elected for VAT.

#### COMMUTE

Goodge Street - 2 mins Tottenham Court Road - 5 mins Warren Street - 9 mins Oxford Circus - 12 mins

PARKING Cleveland Street - 5 mins

#### FOODIE HOTSPOTS

- Salt Yard ICCO
- Six By Nico Kazu

#### LIQUID LUNCH

- The Queen Charlotte One Tun
- Fitzroy Tavern The Duke of York

A STRETCH AWAY - The Gym - Tens Fitness - Psycle - Pure Gym

### 12-14 Whitfield Street

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
Ground	920	£32,500 per	£18,712.50 /annum	£6,000 /annum	£4,767.71	£57,212.50	Available
		annum					
Total	920				£4,767.71	£57,212.50	

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