

12-14 WHITFIELD STREET

Fitzrovia



LDG



12-14 Whitfield Street







## 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  
- Psyche - Pure Gym



Schedule of Accommodation

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

Ready to talk?



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