

28-30 HANWAY STREET

Fitzrovia



LDG



28-30 Hanway Street











## DESCRIPTION

28-30 Hanway Street is nestled in a prime location just off Oxford Street and Tottenham Court Road. This workspace building boasts abundant natural light streaming in from large windows positioned both at the front and rear of the building, illuminating the high-ceilinged space.

Equipped with private offices and meeting rooms, this space offers a perfect blend of privacy and collaborative opportunities, while still enjoying access to shared amenities. With the new Elizabeth line just a stone's throw away, the property offers excellent transport connectivity.

The building presents an exceptional opportunity for development and value enhancement to meet the standard of the neighboring properties. There is potential to add two additional floors, additional massing and reconfiguration, making the project highly viable for optimising its potential.

## PHOTOGRAPHY

Our marketing includes a CGI rendering of what the building could look like post refurbishment / development. This is for indicative purposes only.

## HIGHLIGHTS

- Class-E Office/Studios Building
- Suitable For A Variety Of Uses
- Two Entrances
- Excellent Natural Light
- 200 Meters From Tottenham Court Road's New Elizabeth Line Entrance
- Air Cooling Units
- Fitted Out With Meeting Rooms
- Excellent Ceiling Heights On Upper Floors
- Future Development Potential / Change Of Use (STPP)
- Option To Purchase As A Clean SPV For Significant SDLT Savings
- Fibre

## PRICE

£4,250,000

The property is securely held within a clean Special Purpose Vehicle (SPV). Documentation and details confirming the status of the SPV can be provided upon request. Consideration will be given to treating any potential sale as a Transfer of a Going Concern (TOGC). This type of purchase option would yield significant benefits, with an estimated Stamp Duty Land Tax Saving of approximately £200,000.

## SIZE

NIA - 4,012 SQ.FT.

GIA - 4,822 SQ.FT.

## TENURE

Freehold

## CONTACT

LDG (0207 580 1010) or our joint agents Relm4 for viewings.

## POSSESSION

Full vacant possession will be available from March 2025.

## VAT

The building is elected for VAT.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## COMMUTE

Tottenham Court Road. 1 min

Goodge Street. 5 mins

Holborn. 13 mins

Russell Square. 14 mins

Charing Cross. 16 mins

**28-30 Hanway Street**



Schedule of Accommodation

Demise	Building Type	sq ft	sq m
2nd	Office	1,129	104.89
1st	Office	1,129	104.89
Ground	Office	1,288	119.66
Lower Ground	Office	1,276	118.54
<b>Total</b>		<b>4,822</b>	<b>447.98</b>

Ready to talk?



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28-30 Hanway Street

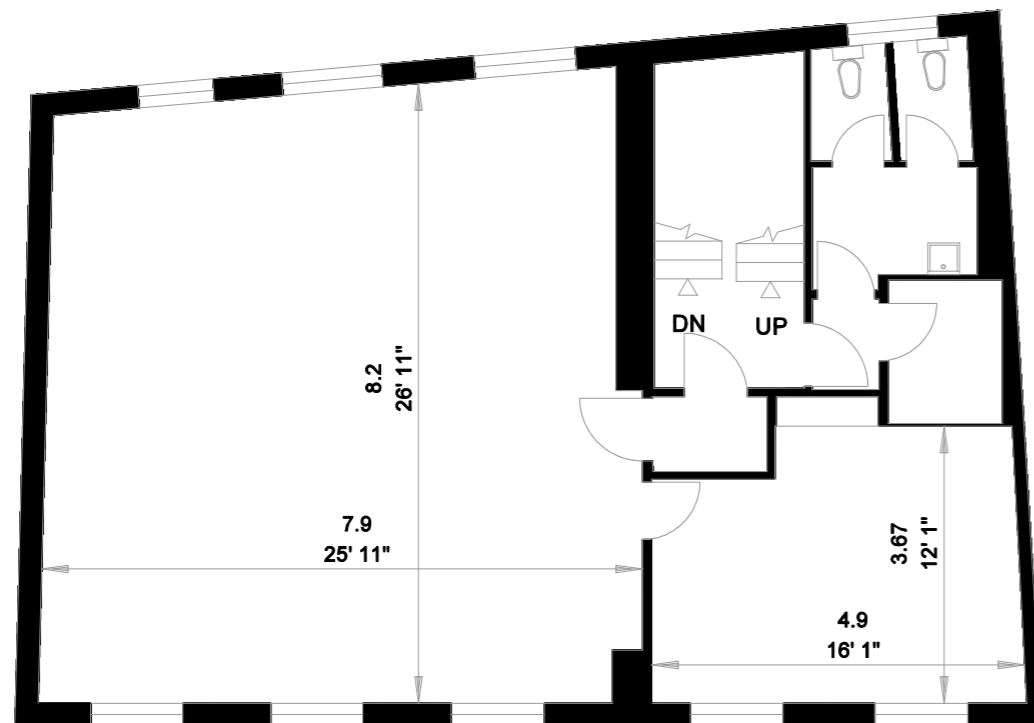


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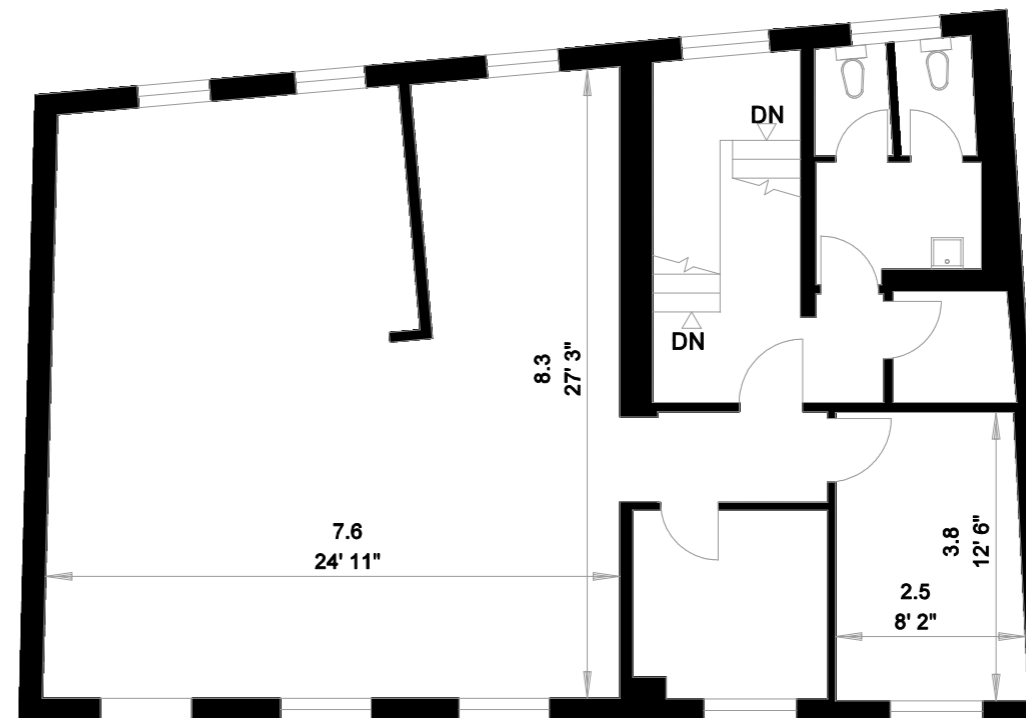
LONDON W1

Gross Internal Area = 448 sq. metres

4822 sq. feet



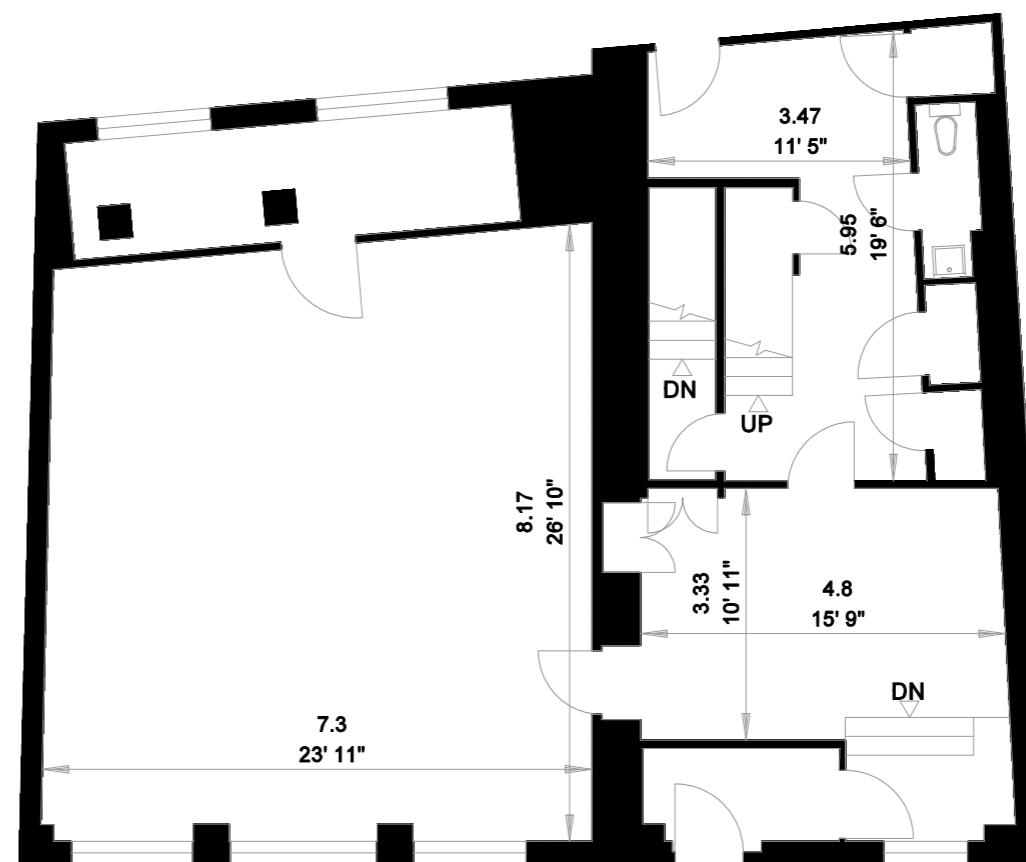
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



## LOCATION

### WALK

Tottenham Court Road.	1 min
Goodge Street.	5 min
Holborn.	13 min
Russel Square.	13 min
Charing Cross.	16 min

### BY RAIL (Elizabeth Line)

Paddington	6 min
Liverpool Street	6 min
Heathrow Airport.	40 min

