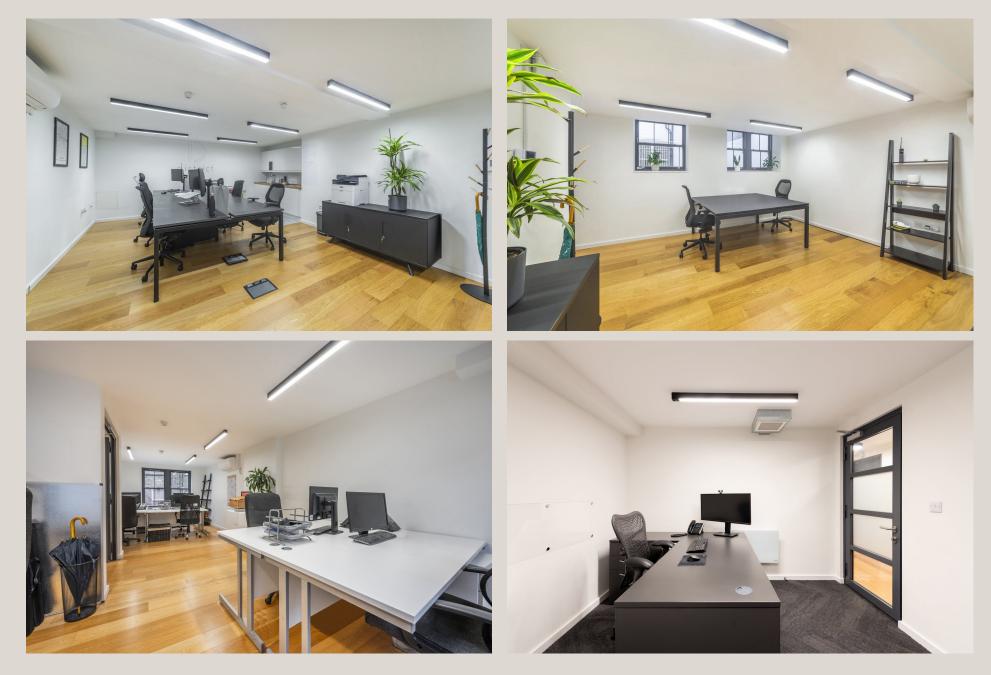
10-12 BOURLET CLOSE Fitzrovia





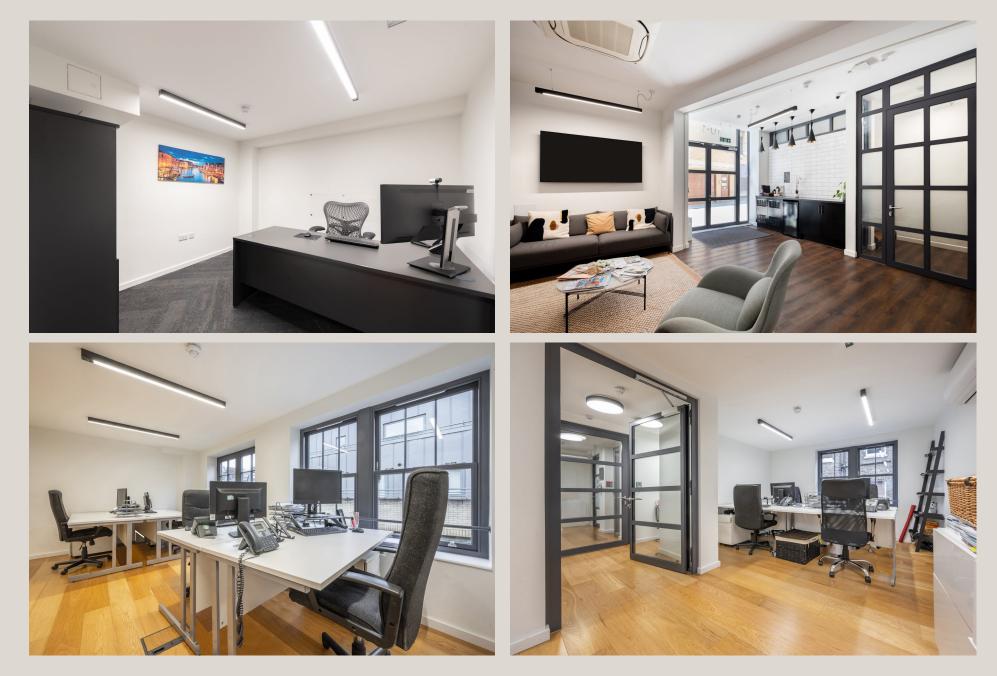


10-12 Bourlet Close



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# Lookbook



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# Lookbook

## DESCRIPTION

Bourlet Close offers high quality workspaces within a new build office development. The offices provide a quiet and peaceful office environment moments away from the hustle and bustle of Fitzrovia, with the benefit of shared facilities which include several meeting rooms / boardrooms, a manned reception, and a dedicated kitchen. The building also has a welcoming manned reception.

# Specifics

- Fibre
- Furnished

HIGHLIGHTS

• Manned Recption

- Suitable As An Office or Consulting Room
- Shared Meeting & Boardrooms

• Impressive Office Development

- Passenger Lift
- Shared Restooms & Showers
- Bustling Fitzrovia Location

## CONNECTIVITY

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

## USE

Class E – Suitable for offices or consultancy rooms

## FURNITURE

Existing furniture can be retained or removed, subject to negotiation.

## 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.

#### LEASE From 12 months or longer.

## WHEN CAN YOU MOVE IN?

From March 2024, subject to contract.

### DDA COMPLIANCE

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

#### VAT

We understand the property is VAT elected.

## COMMUTE

Goodge Street. 6 mins Oxford Circus. 7 mins Tottenham Court Road. 9 mins Great Portland Street. 11 mins Warren Street. 11 mins

PARKING Clipstone Mews - 7 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 - The Gym - Tens Fitness

- Psycle - Pure Gym

## ADDITIONAL INFORMATION

EPC & other reports are available upon request.

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd - South	317	£28,000 per annum	£8,607.75 /annum	£3,804 /annum	£3,367.65	£40,411.75	Under Offer
Lower Ground - LG07 & LG10	482	£26,000 per annum	£8,233.50 /annum	£5,784 /annum	£3,334.79	£40,017.50	Available
Total	799				£6,702.44	£80,429.25	





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10-12 Bourlet Close

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