

10-12 BOURLET CLOSE

Fitzrovia



LDG



10-12 Bourlet Close







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.

HIGHLIGHTS

- Impressive Office Development
- Manned Reception
- Fibre
- Furnished
- Suitable As An Office or Consulting Room
- Shared Meeting & Boardrooms
- Passenger Lift
- Shared Restrooms & 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
- Psyche - Pure Gym

ADDITIONAL INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

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	

Ready to talk?



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