

55 RIDING HOUSE STREET
Fitzrovia



LDG









DESCRIPTION

Situated on a quiet street just off the bustling Great Titchfield Street, this attractive Georgian terraced building hides away a number of bright, contemporary workspaces which shared access to a “club house” room for meetings and events. Each private office has been designed with wood flooring and come furnished.

HIGHLIGHTS

- Contemporary Furnished Offices
- Attractive Georgian Terraced Building
- Shared Second Floor "Club House" Room
- Excellent Natural Light From Sash Windows
- Industrial Style Lighting
- Wood Flooring
- Good Ceiling Height
- Central Heating
- Communal Cloakrooms & Kitchnette
- Fibre
- Furnished

CONNECTIVITY

The building benefits from fibre connectivity. Further information upon request.

LEASE

Lease from 12 months, or longer.

WHAT'S INCLUDED

Shared kitchen, access to meeting space, cleaning, electricity, water and other service charges

USE

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

FURNITURE

Furniture could be available, if required.

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.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

DDA COMPLIANCE

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

VAT

This building is elected for VAT and on top of the rent.

COMMUTE

Goodge Street - 5 mins
Oxford Circus - 7 mins
Tottenham Court Road - 9 mins
Great Portland Street - 11 mins
Warren Street - 11 mins

PARKING

Clipstone Mews - 5 mins

FOODIE HOTSPOTS

- Scandinavian Kitchen - Broken Eggs
- Meraki - Drunch

LIQUID LUNCH

- Crown & Sceptre - The Kings Arms
- The Yorkshire Grey - Market Place Bar

A STRETCH AWAY

- Pure Gym - Tens Fitness
- Psyche - Rowbots

FURTHER INFORMATION

EPC & other reports are also available upon request.

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Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	306	£18,900 /annum	£7,110.75 /annum	£7,600 /annum	£2,800.90	£33,610.75	Available
1st - Front	241	£16,000 /annum	£0.01 /annum	£6,000 /annum	£1,833.33	£22,000.01	Available
4th	262	£14,500 /annum	£0.01 /annum	£5,500 /annum	£1,666.67	£20,000.01	Available
Total	809				£6,300.90	£75,610.77	

Ready to talk?



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