

66A GREAT TITCHFIELD STREET

Fitzrovia



LDG



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DESCRIPTION

A stylish self-contained upper floor office which has been designed to a minimalist / "scandi" style, whilst also highlighting period features with including the bay window on the first floor. Additional aesthetic features include an ash wood strip flooring, pendant lighting and a high pitched ceiling on the top floor. The building also benefits from a small but no less desired roof terrace.

HIGHLIGHTS

- Self-Contained Upper Floor Building
- Fitted With Meeting Rooms
- Good Natural Light From Feature Sashed Windows
- Air-conditioning
- Top Floor High Pitched Roof
- Period Features
- Wood Strip Flooring
- Pendant Lighting
- Kitchenette & Cloakrooms
- Roof Terrace
- Skylight (top floor)

USE

Class E – Suitable for offices or consultancy rooms

LEASE

From 2.5 years, or longer.

COSTINGS

Rent - £62,500 per annum exclusive.
Business Rates - £19,211.50 per annum.
TOTAL - £81,711.50 per annum.

There is no on account service charge but if repairs are needed, the tenant will be responsible for the fair and reasonable apportion of the costs.

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?

September 2024, or earlier, subject to negotiation with the current tenant.

CONNECTIVITY

We are aware that Fibre is fitted in the building but are waiting clarity on whether it is available for this unit.

VAT

This building is elected for VAT.

COMMUTE

Oxford Circus. 7 mins
Great Portland Street. 7 mins
Goodge Street. 9 mins
Warren Street. 10 mins
Regents Park. 10 mins
Tottenham Court Road. 11 mins

PARKING

Clipstone Mews - 3 mins

FOODIE HOTSPOTS

- Riding House Café - Kaffiene
- Naroon - 1905

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.

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Schedule of Accommodation

Demise	sq ft	sq m	Tenure	Availability
1st	350	32.52	To Let	Available
2nd	350	32.52	To Let	Available
3rd	350	32.52	To Let	Available
Total	1,050	97.56		

Ready to talk?



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