# 66A GREAT TITCHFIELD STREET Fitziovia



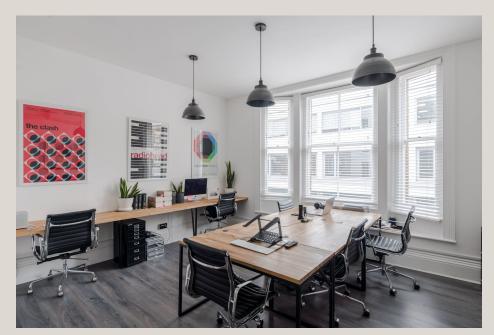






66a Great Titchfield Street





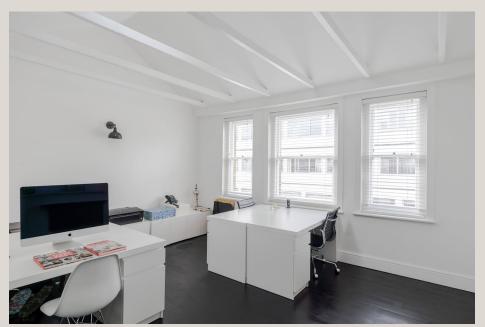






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# **DESCRIPTION**

A stylish self-contained upper floor office which has been designed to a minimalist / "scandi" style, whilst also highlighting period features with including the by 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 personcontact us for a viewing, so we can walk you through how great this space is.

# WHEN CAN YOU MOVE IN?

Spetember 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
- Psycle Pure Gym

# ADDITIONAL INFORMATION

EPC & other reports are available upon request.



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		





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