

4 PERCY STREET

Fitzrovia



LDG



4 Percy Street





## DESCRIPTION

4 Percy Street is an attractive period building with a beautifully unique faience patterned façade, located on an equally attractive tree lined street. The ground floor storefront offers a fully self-contained space which provides excellent branding opportunities from a full height glass frontage. There is potential for outside seating, if required.

## HIGHLIGHTS

- Self-Contained storefront for rent
- Brand Exposure From storefront Frontage
- Unique Attractive Building Facade
- AC (not tested)
- Good Floor To Ceiling Volume
- Period Features
- Kitchenette & Cloakrooms
- Central Heating Heating
- Entry Phone System
- Fibre

## LEASE

Lease lengths from 24 months, or longer. The lease will be contracted outside the Landlord and Tenant Act.

## COSTINGS

Rent - £85,000 per annum exclusive.  
Rates Payable - £27,027 per annum.  
S/C - £2,500 per annum.  
TOTAL - £114,527 per annum.

## USE

Class E – Suitable for a variety of uses including offices, medical, educational and showroom.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## CONNECTIVITY

We understand there is fibre throughout the building.

## FURNITURE

Existing furniture or new furniture packages are available, subject to negotiation.

## COMMUTE

Goodge Street - 3 mins  
Tottenham Court Road - 5 mins  
Warren Street - 11 mins  
Great Portland Street - 14 mins

## PARKING

CitiPark Clipstone Street - 7 mins

## FOODIE HOTSPOTS

- Bao - DF Mexico  
- Mowgli - Tongue & Brisket

## LIQUID LUNCH

- Fitzroy Tavern - Queen Charlotte  
- Mimi's Bar - Long Bar

## A STRETCH AWAY

- TheGym - Tens Fitness  
- Psyche - FS8

## FURTHER INFORMATION

EPC & other reports are available upon request.

## DDA COMPLIANCE

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



Schedule of Accommodation

Demise	sq ft	Availability
Lower Ground	950	Available
Ground	775	Available
<b>Total</b>	<b>1,725</b>	

Ready to talk?



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