

5-6 CLIPSTONE STREET

Fitzrovia



LDG



5-6 Clipstone Street







DESCRIPTION

Immerse yourself in this top floor Penthouse office located in a corner aspect building benefits from excellent levels of natural light. The workspace is fitted with 4 high quality office spaces with an open plan working area, kitchenette and two demised cloakrooms. The building also benefits from a smart entrance hall, with a one of a kind theme consistent throughout the common parts.

HIGHLIGHTS

- Top Floor Penthouse Style Office
- High quality fitted accomodation
- Wood flooring
- Brand New AC
- Passenger Lift
- Smart Entrance Hall
- Dual Aspect Windows
- Excellent Natural Light
- Demised Cloakrooms
- Kitchenette
- Good ceiling height

CONNECTIVITY

Fibre is available at the property. Further information upon request.

LEASE

An assignment of the existing lease until September 2025. Alternatively, a new, longer lease could be available directly with the Landlord - terms upon request.

FURNITURE

Existing workstations / furniture could be available, subject to negotiation.

VAT

The property is VAT elected.

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.

COMMUTE

Great Portland Street - 5 mins
Regents Park - 5 mins
Oxford Circus - 7 mins
Goodge Street - 10 mins

PARKING

Citibee Parking - 4 mins

FOODIE HOTSPOTS

- Clipstone - Portland
- Gails - Caravan

LIQUID LUNCH

- The Lucky Pig - Sixes
- The Lucky Saint - The George

A STRETCH AWAY

- PureGym - Psycle
- FLOW LDN - Rathbone Boxing

DDA COMPLIANCE

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

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
5th	1,469	£87,406 /annum	£31,392 /annum	£16,438.24 /annum	£11,269.69	£135,236.24
Total	1,469				£11,269.69	£135,236.24

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Ready to talk?



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