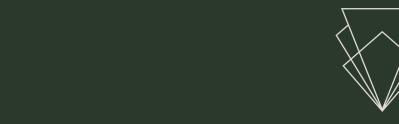
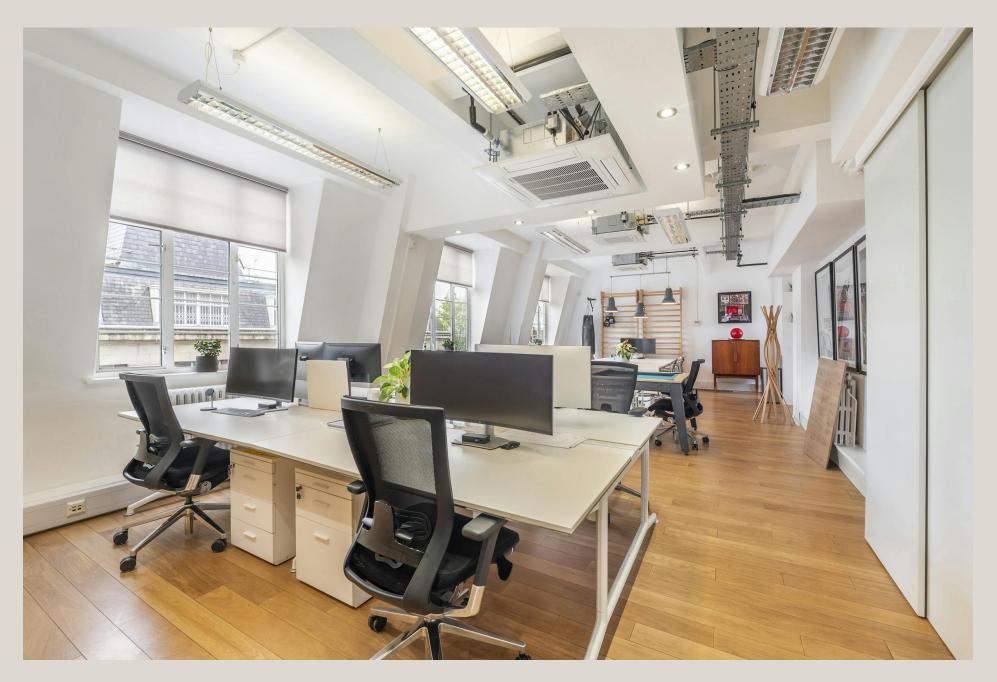
# 5-6 CLIPSTONE STREET Fitzrovia











5-6 Clipstone Street











5-6 Clipstone Street

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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 personcontact 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.



	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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