

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
<b>Total</b>	<b>1,469</b>				<b>£11,269.69</b>	<b>£135,236.24</b>

5-6 Clipstone Street

Ready to talk?



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**HARRY  
ISAACS**

DD: 020 7291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

5-6 Clipstone Street

