

28-30 HANWAY STREET

Fitzrovia



LDG



28-30 Hanway Street





## DESCRIPTION

Tucked away behind Oxford Street and Tottenham Court Road, only moments away from the new Elizabeth line, Hanway Street offers extensive levels of natural light thanks to windows at the front and the rear of the workspace, and high ceiling volume. The second office is fitted with a private meeting room, with the ground floor open plan. Storage is available in the basement.

## HIGHLIGHTS

- Minimalist Style Office
- Suitable As A Showroom Or Office
- Fitted With Meeting Rooms
- Close To The Elizabeth Line
- Wood Flooring
- Excellent Natural Light
- Good Ceiling Height
- Design Led Light Fixings
- Client Facing Reception
- Air-Conditioning
- Communal Cloakrooms
- Additional Rear Entrance
- Ground Floor Waiting Area

## LEASE

12 month leases available.

## CONNECTIVITY

The premises benefits from fibre connectivity.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## 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.

## VAT

The property is VAT elected.

## DDA COMPLIANCE

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

## COMMUTE

Tottenham Court Road. 1 min  
Goodge Street. 5 mins  
Holborn. 13 mins  
Russell Square. 14 mins  
Charing Cross. 16 mins

## PARKING

NCP Bloomsbury Square - 7 mins away.

## FOODIE HOTSPOTS

- Hakassan - Lima  
- KOBA - Pizza Pilgrim

## LIQUID LUNCH

- Bradley's - Oscar Bar  
- The Jack Horner - Mezzeria

## A STRETCH AWAY

- The Gym - FRAME  
- Pure Gym - YMCA Club

## FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year
Ground	890	£47,000 per annum	£19,500 /annum	£8,000 /annum	£6,208.33	£74,500
1st	881	£47,000 per annum	£19,500 /annum	£8,000 /annum	£6,208.33	£74,500
<b>Total</b>	<b>1,771</b>				<b>£12,416.66</b>	<b>£149,000</b>

Ready to talk?



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