

28-30 HANWAY STREET

Fitzrovia



LDG









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	Availability
Ground	890	£47,000 /annum	£19,500 /annum	£8,000 /annum	£6,208.33	£74,500	Available
1st	881	£47,000 /annum	£19,500 /annum	£8,000 /annum	£6,208.33	£74,500	Let
2nd	890	£47,000 /annum	£19,500 /annum	£8,000 /annum	£6,208.33	£74,500	Available
Total	2,661				£18,624.99	£223,500	

Ready to talk?



**HARRISON
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