



2 Stephen Street, London W1T 1AN

**TO LET**

High-quality offices near Tottenham  
Court Road

100 - 4,000 Sq Ft  
(9 - 372 Sq M)

## DESCRIPTION

This state of the art building has office space to accommodate businesses of all shapes and sizes. As well as a variety of workspace options, the building benefits from beautiful break-out spaces, stocked kitchens, bike storage and shower facilities.

- ✓ Flexible terms and fully inclusive costs
- ✓ Move-in quickly and operate instantly
- ✓ Variety of workspace options
- ✓ Bike storage and shower facilities
- ✓ Beautiful lounge areas
- ✓ No agent fees!

## LOCATION

2 Stephen Street occupies a great central location, situated just a 3 minute walk from Tottenham Court Road underground station. In addition to being well connected the area benefits from a fantastic array of amenities.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>4,000</b>	<b>372</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

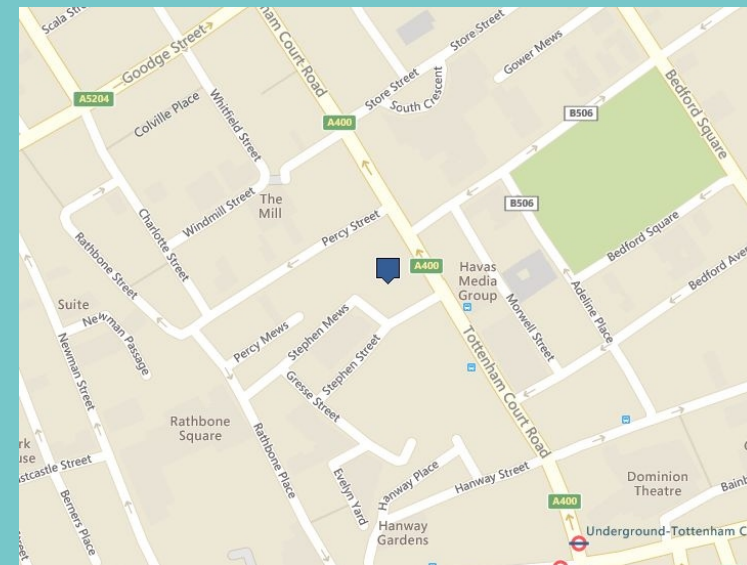
Flexible office licence contracts do not require solicitors.

## BUSINESS RATES

Costs are fully inclusive of Business Rates.

## TERMS

Available via a fully inclusive flexible license contract.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Izzy Watterson  
0207 198 2258  
[IWatterson@lsh.co.uk](mailto:IWatterson@lsh.co.uk)