



LOCATED DIRECTLY NEXT TO TOTTENHAM COURT ROAD STATION
F1 EDUCATIONAL USE ONLY – NO VAT PAYABLE
3,190 SQ FT / 296.35 SQ M

DESCRIPTION

The building comprises 3,190 sq ft situated over 1st, 2nd, 3rd and 4th floors, benefitting from high ceilings and excellent natural light on two elevations.

The building is currently undergoing a strip out and refurbishment. There is a window of opportunity to influence works where the Landlord can deliver space to an incoming occupier's bespoke requirements.



1A TOTTENHAM COURT ROAD LONDON W1T 1BA





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LOCATION

Located in the heart of the West End the building is situated on Tottenham Court Road near to the junction with Oxford Street, Charing Cross Road and New Oxford Street. Tottenham Court Road Underground (Central & Northern Line), Holborn (Piccadilly and Central) and Goodge Street (Northern Line) are all within easy walking distance. The new Elizabeth Line (Crossrail) runs through Tottenham Court Road Station and will be open from May 2022.

Fitzrovia, Covent Garden and Soho are all on the doorstep offering excellent retail and leisure amenities all accessible by foot.

ACCOMMODATION

Floor	SqFt	SqM
4 th	500	46.45
3 rd	735	68.28
2 nd	915	85.01
1 st	1,040	96.62
Total	3,190	296.36

AMENITIES

Fully Self-Contained
Former Educational Use
E- Class
Excellent Natural Light
Superb Transport Links
Entry Phone System

Timber Flooring
Perimeter Trunking
Air-conditioning
Kitchenette on 4th floor
Demised WCs

TERMS

A new effective FRI lease direct with the Landlord for a term to be agreed

RENT

£25.00 per sq.ft per annum. (Landlord would consider refurbishing the unit if required).
Exclusive of Business Rates, Service Charges.

BUSINESS RATES

Rateable Value - £127,000 – 2021/2022

Rates Payable - £65,024

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately.

Viewings by arrangement through sole agents Noble Harris:-

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