



Stunning fitted Fitzrovia office space

- Exposed air conditioning
- Staffed reception
- Passenger Lift
- Terrace (3rd Floor)
- LED lighting
- Bike storage & showers

Maple + Midford

4-8 Maple Street, London, W1T 5HD

AVISON
YOUNG



Summary

Available Size	4,075 to 8,776 sq ft / 378.58 to 815.32 sq m
Rent	£95.00 per sq ft
Rates Payable	£33.60 per sq ft Estimated
Service Charge	£18.07 per sq ft
EPC	B (29)

Property Highlights

Comprehensively refurbished in 2017 by renowned architects Buckley Gray Yeoman, Maple + Midford provides high quality office space in prime Fitzrovia. The 2nd and 3rd floors are available fitted on a new lease direct from the landlord. The third floor benefits from a spectacular roof terrace with stunning views.

Location

Maple + Midford is prominently situated on the north side of Maple Street, between Tottenham Court Road and Whitfield Street. The immediate surroundings boast a mix of thriving speciality shops, galleries, restaurants, cafés and bars. In terms of transport, the building is enviably located within a 3 minute walk of Warren Street tube, 5 minute walk of Goodge Street station, and 10 minutes of Tottenham Court Road underground and Euston mainline station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,075	378.58	Available
2nd	4,701	436.74	Available
1st	4,852	450.77	Let
Ground	5,765	535.59	Let
Total	19,393	1,801.68	



Charlie Walker

020 7911 2687 | 07940 755 497
charles.walker@avisonyoung.com



Harriet De Freitas

07940516827 | (0)7940 516 827
harriet.defreitas@avisonyoung.com



Rachael Currie

07979 475 052
rachael.currie@avisonyoung.com

Amenities specifications

- _ BREEAM Rating: Very Good
- _ 24 hour access: Yes
- _ Building Reception: Yes
- _ Showers: Yes
- _ Cycle Lockers: Yes
- _ Internal Cycle Storage (capacity): 18
- _ Lighting: Yes
- _ Lighting Type: LED
- _ Full Access Raised floors: Yes