



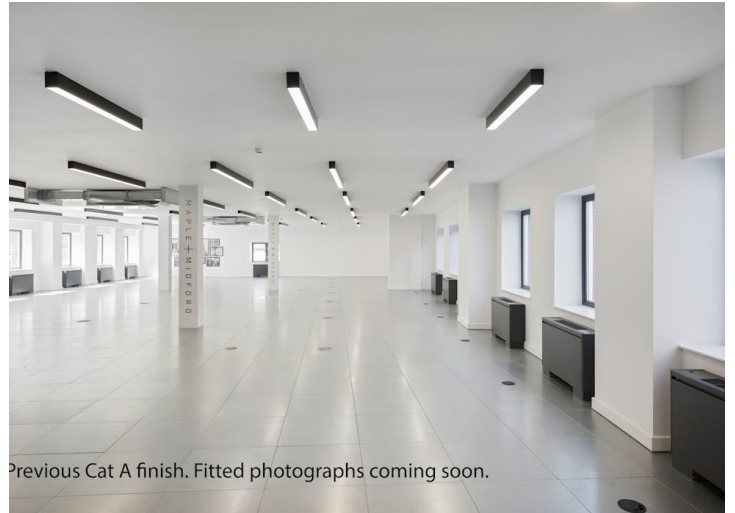
Stunning fitted Fitzrovia office space

- 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



Previous Cat A finish. Fitted photographs coming soon.

Summary

| | |
|-----------------------|----------------------------------------------|
| Available Size | 4,075 to 8,776 sq ft / 378.58 to 815.32 sq m |
| Rent | £95 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 an 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