

# TO LET Self-Contained Office Suite

18A HANSON STREET, LONDON W1W 6UE

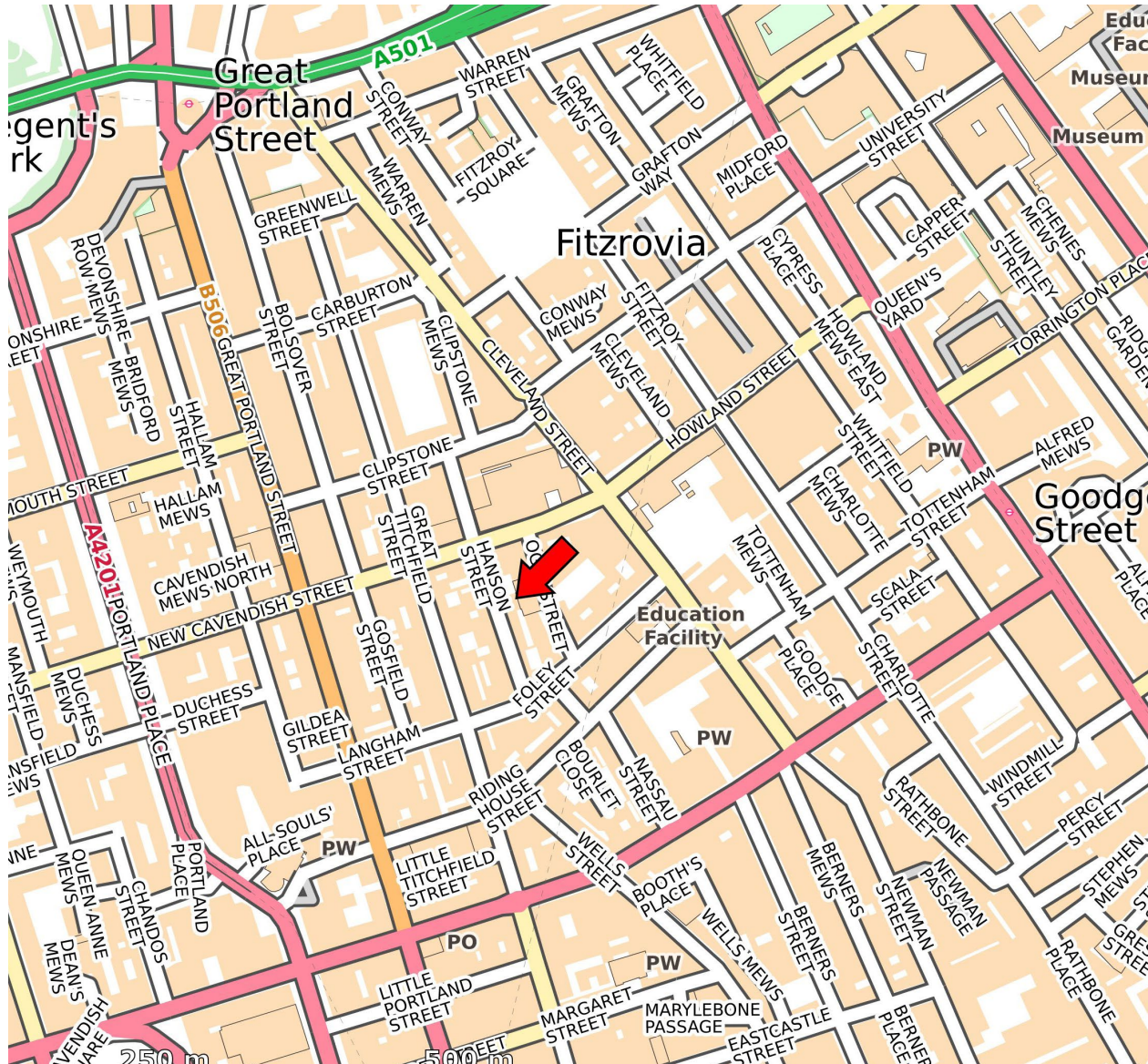


- Self-Contained Office Suite
- Traditional Street Frontage
- Abundance of Natural Light
- High Ceilings

- 216 sq ft (NIA)
- Kitchen/Breakout Room
- Suitable For 2/3 Desks

## LOCATION

Hanson Street runs parallel to Great Titchfield Street in the West of Fitzrovia. It benefits from having Great Portland Street Station (Circle, Hammersmith & City and Metropolitan lines), Goodge Street Station (Northern Line) and Oxford Street Station (Bakerloo, Central and Victoria Lines) all being an 8-minute walk away. The neighbourhood provides a mixture of independent coffee shops along with a stylish bars and restaurant culture.



## DESCRIPTION

The self-contained suite is arranged over the ground floor. It comprises of open plan space with a separate kitchen/breakout room, WC with WHB, laminate flooring throughout, wall mounted electric heaters and ceiling spotlights.

## ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Area	SQM	SQFT
Ground Floor	20.04	216

## RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

## PLANNING

Use Class E.

## VAT

TBC.

## ENERGY PERFORMANCE CERTIFICATE

C (56).

## QUOTING RENT

£18,000 (£83.33 per sq ft) per annum.

## TENURE

New lease available direct from the landlord.

## LEGAL COSTS

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

## VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

#### IMPORTANT NOTICE

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6. Date of Publication: May 2024