



32 RATHBONE PLACE, FITZROVIA, LONDON, W1T 1JJ

First floor 920 sq ft (85.47 sq m) | Third floor 985 sq ft (91.51 sq m)

Class E space to let.



HUDSONS

DESCRIPTION

Bright warehouse feel office space Class E available either as a whole or as individual floors, both of which are largely open plan. The first floor and third floor all benefit from a modern fit out with desks and chairs provided along with access to an immediate broadband connection (at an extra cost).

The floor areas are as follows:

- **First floor** 920 sq ft (85.47 sq m)
- **Third floor** 985 sq ft (91.51 sq m)

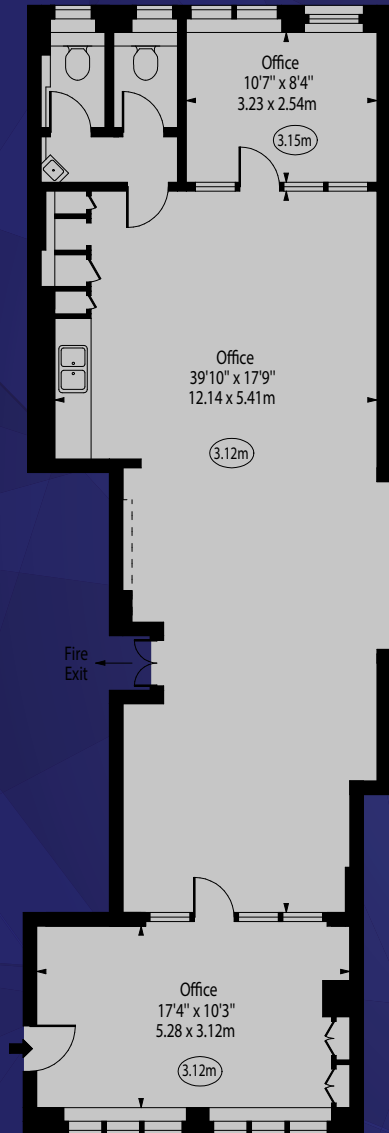
BUILDING AMENITIES

- Dual aspect natural light and bright floors
- Lift access with demised WC's
- Air conditioning throughout
- Cat 6 connections
- Private meeting rooms with air conditioning
- Both floors with built in kitchen and appliances
- Wooden flooring
- Large crittall windows
- Third floor has an additional edit suite



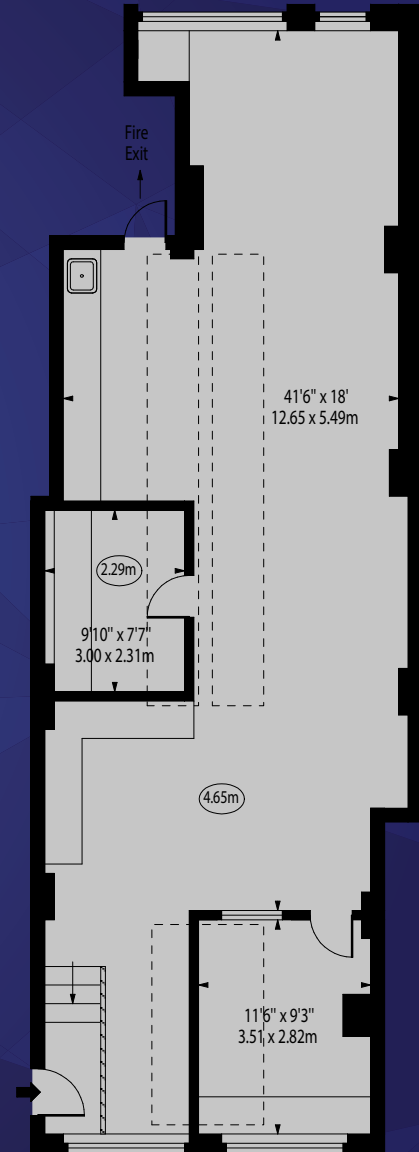
FIRST FLOOR

920 sq ft (85.47 sq m)



THIRD FLOOR

985 sq ft (91.51 sq m)



FLOOR AREA AND COSTS

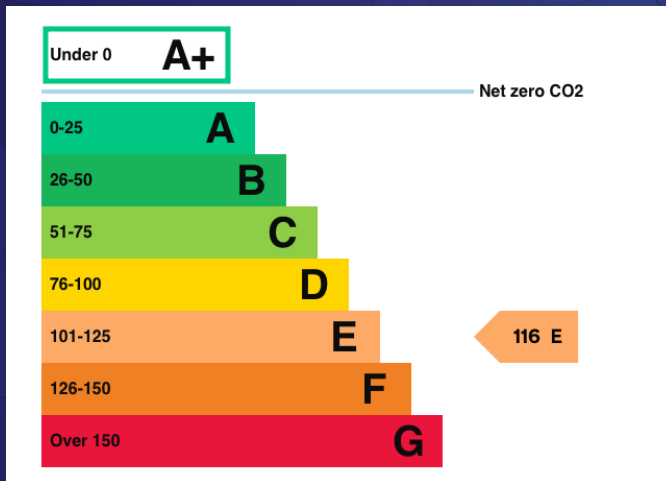
	Rent	Rates	S/Ch	Ins	Total
First floor	£52,000	£19,710	£4,499	£1,154	£77,363
Third floor	£57,000	£19,586	£4,938	£751	£82,275

TERMS

Sub leases/s outside of the Landlord and Tenant Act 1954.

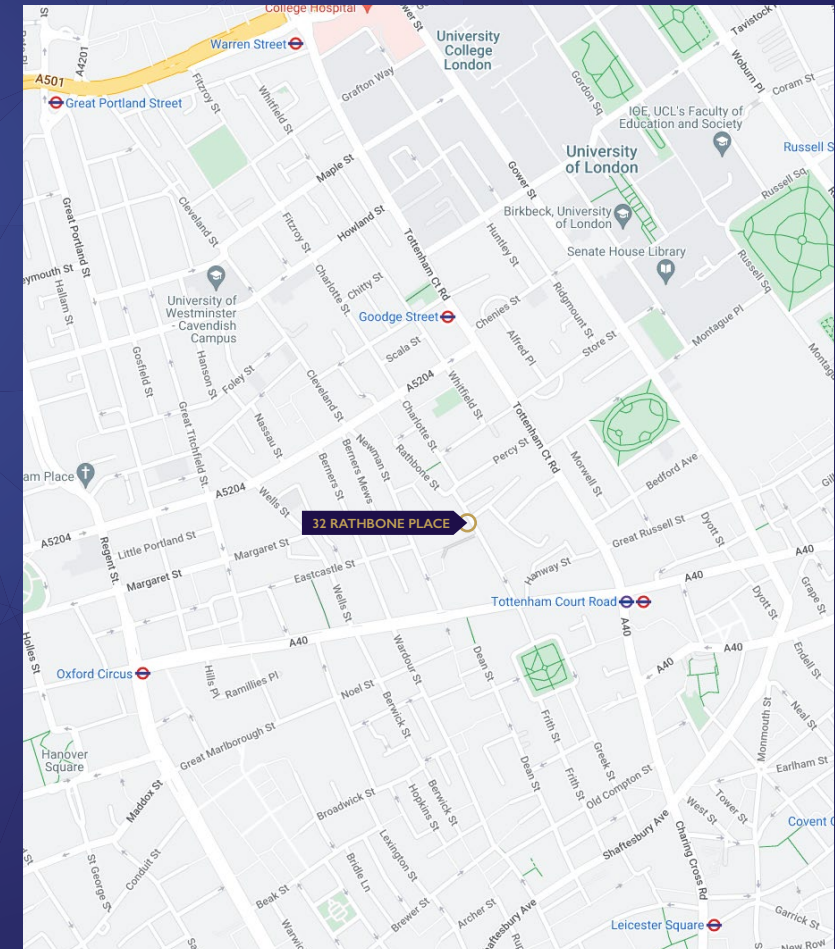
EPC

Rating E



LOCATION

The building is located at the Charlotte Street end of Rathbone Place which means there is a wide variety of choice for access to shops, food outlets, train stations Tottenham Court Road (Elizabeth, Northern and Central Lines) Goodge Street (Northern), Oxford Circus (Bakerloo, Central and Victoria Lines) and various bus and cycle routes.





HUDSONS

PLEASE CONTACT

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