

250 Tottenham Court Road

Fitzrovia, London, W1T 7QZ



OFFICE TO LET | 1,686 – 12,868 sq ft



Location

250 Tottenham Court Road is situated in a prominent position at the southern end of Tottenham Court Road, close to the junction with Bedford Avenue. Situated on Tottenham Court Road and a short walk from Charlotte Street, the building benefits from all the amenities the area has to offer. The property is close to Tottenham Court Road station (Central, Northern Lines and Crossrail from 2018), Goodge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

Description

The building has undergone a comprehensive refurbishment to include a newly designed reception with feature lighting. The 1st to 5th floors provide bright open plan refurbished offices space.

Floor Areas

Floor	sq ft	sq m	Status
5th Floor	1,686	157	Available
4th Floor	1,700	158	Let
3rd Floor	3,072	285	Let
2nd Floor	3,346	311	Let
1st Floor	3,064	285	Let
TOTAL (approx.)	12,868	1,196	
			*Measurement in terms of IPMS

Ray Walker, Partner

020 7025 1399

Joint Agent: Phillip Wragg & Partners 020 7078 7239

Rebecca Saxon, Agency Surveyor

020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) are available direct from the Landlord
Rent:	£69.50 psf pax
Rates:	Estimated at £21.31 psf pa 2017/18
Service Charge:	Approximately £6.00 psf pax

Amenities

- New refurbishment
- Redesigned reception
- Passenger lift
- New LED lighting
- Bike storage
- Metal tile raised floors
- VRV Air Conditioning
- New demised WCs
- 24-hour access
- Hyperoptic fibre cabling already installed

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