

# 247 Tottenham Court Road Fitzrovia, London, W1T 7QZ

OFFICE TO LET | 6,031 – 8,381 -14,412 sq ft



## Location

247 is situated in a prominent position on the southern end of Tottenham Court Road at its junction with Bayley Street to the north and Bedford Avenue to the south. All the amenities of Charlotte Street and Soho are within close proximity. Transport links are excellent with Tottenham Court Road tube station (Northern and Central lines) a short walk away. The area is also very well served by numerous bus routes.

## Floor Areas


Floor	sq ft	sq m	Status
6th Floor	6,031	560	Available
5th Floor	8,381	779	Available
<b>TOTAL (approx.)</b>	<b>14,412</b>	<b>1,339</b>	

\*Measurement in terms of NIA

## Description


The suites provide beautifully fitted, air cooled, space on flexible terms. Available from early Sept 2017.

### Ray Walker, Partner

 020 7025 1399

Joint Agent: Edward Charles – Tony Parrack and Alex Kim 020 7009 2325

### 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](http://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 September 2017**

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

# 247 Tottenham Court Road Fitzrovia, London, W1T 7QZ

OFFICE TO LET | 6,031 – 8,381 -14,412 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the Landlord until September 2020
Rent:	£52.50 psf pax
Rates:	Estimated at £22.00 psf pax (2017/2018)
Service Charge:	Approximately £7.80 psf pax

## Amenities

- Commissionaire
- 24 Hour Security
- 2 x 10 person passenger Lifts
- Air cooling
- Perimeter trunking
- Metal tiled suspended ceilings
- Bright beautifully fitted floor plates
- DDA compliant on 5th floor (not 6th)
- EPC available on request

## Ray Walker, Partner

020 7025 1399  
rwalker@monmouthdean.com

Joint Agent: Edward Charles – Tony Parrack and Alex Kim 020 7009 2325

## Rebecca Saxon, Agency Surveyor

020 7025 1397  
rsaxon@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract September 2017