

**11-13 Charlotte Street,
Fitzrovia, London, W1T 1RH**



OFFICE TO LET | 900 sq ft



Location

11-13 Charlotte Street is located in the heart of Fitzrovia on the west side of Charlotte Street, next to Percy Passage which connects it to Rathbone Place.

Transport links are excellent, with Tottenham Court Road (Northern & Central lines and Elizabeth line arriving end of 2018), Goodge Street (Northern line) and Oxford Circus (Central, Victoria & Bakerloo lines) all within close proximity.

Floor Areas

Floor	sq ft	sq m
2nd Floor	900	84
TOTAL (approx.)	900	84

*Measurement in terms of NIA

Description

The 2nd floor was comprehensively refurbished at the end of 2016 and now provides contemporary fitted office space which is divided into 4 rooms (2 of which can be opened out if required).

The rear element of the floor is currently set up as a studio/recording area, but this can also be very simply transformed into desk space or a boardroom.

There is plenty of natural light throughout, with windows at the front and rear.

Fitzrovia

Fitzrovia is an upmarket, mixed-use area near London's West End between Bloomsbury and Marylebone. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades have seen the area firmly establish itself as a centre for creative and design conscious occupiers. The area is ideal for those looking for a cheaper alternative to the wider West End, whilst still being in a prime central location.

Facebook now occupy 216,000 sq ft in the recent development by GPE at 1 Rathbone Square.

Rhys Evans, Partner

📞 020 7025 1393

Suzy Link, Agency Surveyor

📞 020 7025 8940

Christos Lemos, Agency Surveyor

📞 020 7025 8941

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 March 2018

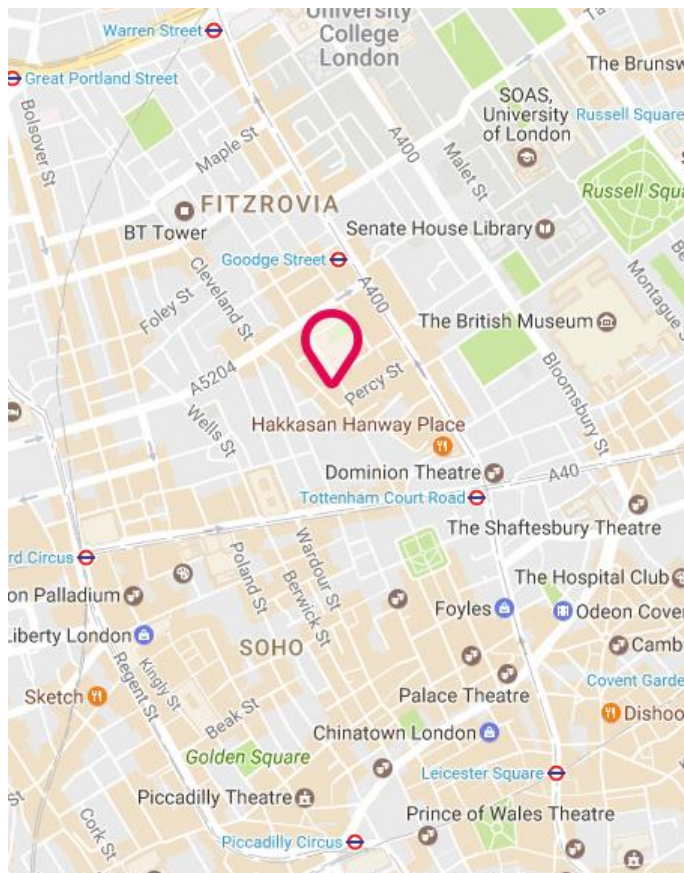
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Refurbished offices prior to fit out



Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to March 2020.
Rent:	£60,000 per annum exclusive
Rates:	Estimated £20.50 psf pa (2017/18)
Service Charge:	TBC
EPC Rating:	N/A

Amenities

- Air conditioning
- Wooden floors
- Passenger lift
- Modern fit out
- Galvanised steel perimeter trunking
- 24 hour access
- Furniture available by separate arrangement

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📞 020 7025 1393
✉ revans@monmouthdean.com

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📞 020 7025 8940
✉ slink@monmouthdean.com

Christos Lemos, Agency Surveyor

📞 020 7025 8941
✉ clemos@monmouthdean.com

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