

**STUNNING FITTED OFFICE TO LET | 5,456 SQ FT**



**Location**

The building is located on the west side of Tottenham Court Road close to the junction with Howland Street. The area benefits from excellent transport links with Warren Street (Victoria and Northern Lines), Tottenham Court Road (Central and Northern lines and Crossrail) and Goodge Street (Northern and Central Lines) all within easy walking distance. Numerous bus routes also pass along Tottenham Court Road.

**Floor Areas**

Floor	sq ft	sq m
Part 3rd Floor	5,456	506.86
<b>TOTAL (approx.)</b>	<b>5,456</b>	<b>506.86</b>

\*Measurement in terms of \*NIA

**Description**

The part 3rd floor provides open plan office accommodation benefiting from a stylish break out kitchenette area and a mixture of fully glazed glass partitioned meeting rooms and an attractive reception and open plan workspace. The suite is "L" shaped and benefits from great natural light throughout. The office is presently occupied yet will be vacant shortly. All viewings are strictly by prior appointment.

**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.

**Jason Hanley, Partner**

 020 7025 1391

**Suzy Link, Agency Surveyor**

 020 7025 8940

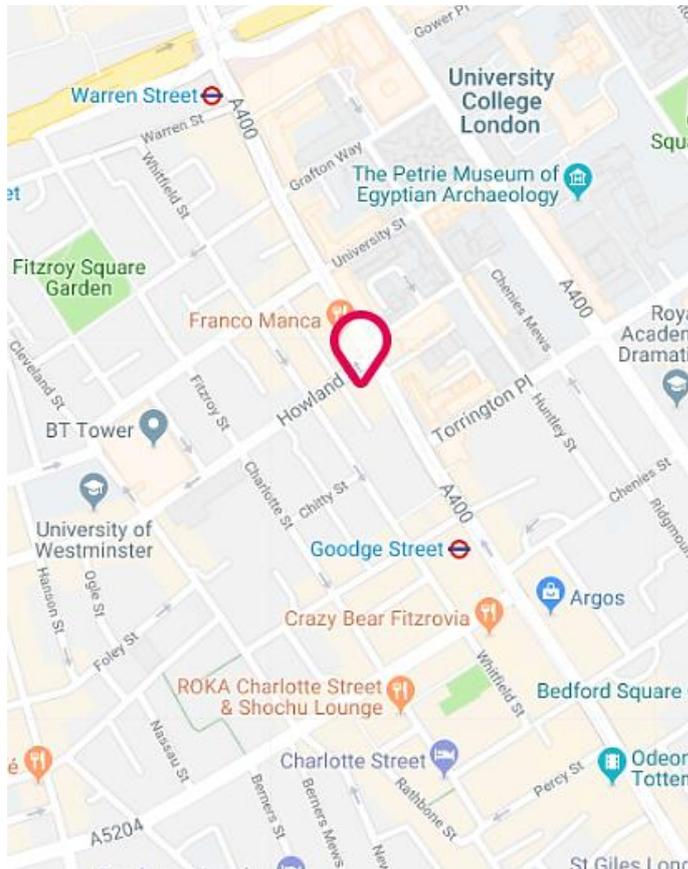
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**Subject to Contract April 2018**

**90 Tottenham Court Road, Fitzrovia,  
London, W1T 4TJ**



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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to April 2021.
Passing Rent:	£47.20 psf pax
Premium:	Offers Invited.
Rates:	Estimated at £20.50 psf pa (2018/2019)
Service Charge:	Approximately £6.50 psf pax
EPC Rating:	TBC

## Amenities

- Commissionaire, Entry phone and fob access
- Recently refurbished ground floor entrance with security
- 2 x 5 person automated modern passenger lifts
- Car parking by separate arrangement
- Exposed ceiling throughout with feature lighting modules (LED & LG7)
- Ceiling mounted exposed air cooling units
- Excellent natural light
- Fully Glazed full height glass partitioned sound proof meeting rooms
- Contemporary office reception
- Fibre Line installed (potentially transferable).
- Bike Spaces
- Private modern WC's/Shower

### Jason Hanley, Partner

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