

**SELF CONTAINED OFFICE SUITES TO LET | 2,038 - 4,290 - 6,389 sq ft  
(Adjoining 4,073 sq ft also available)**



## Location

The iconic Heal's Building is located on the eastern side of Tottenham Court Road, with the entrance located in Torrington Place. Close to Fitzrovia's vibrant retail and dining district. Goodge Street (Northern Line), Warren Street and Tottenham Court Road (Central & Northern Lines) underground stations are located close by. As will be the new Crossrail Station.

## Description

These stunning office floors (formerly the upholstery workshops for Heal & Son) are perfect for a creative occupier that values light, space and volume. It has been the HQ of a household name TV Production company, but is now vacant for the first time in decades. Offering a unique opportunity.

This floors are accessed via 8 Alfred Mews but also have independent access from the stunning main Heals Building reception and the Torrington Place address. These office floors are rectangular and very bright again displaying industrial style lighting and features.

## Floor Areas

Floor	sq ft	sq m
3rd & 4th Floors	2,099	194
2nd Floor	2,038	189
1st Floor	2,252	209
<b>TOTAL (approx.)</b>	<b>6,389</b>	<b>593</b>
*Measurement in terms of *NIA		

### 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.

### Ray Walker, Partner

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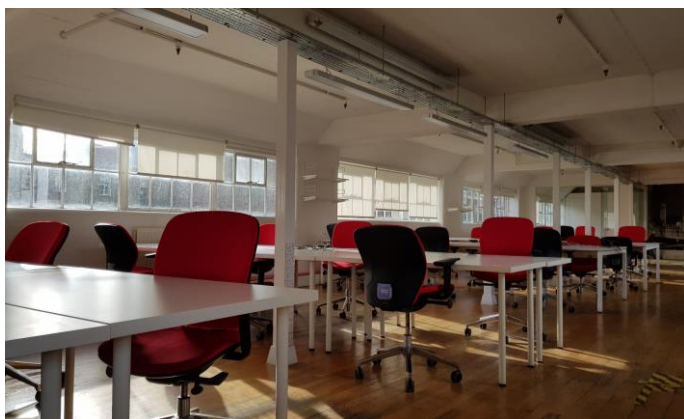
### Jason Hanley, Partner

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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 July 2018**

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**Terms**

Tenure:	Leasehold
Lease:	Subleases to June '22. Alternatively, a longer lease may be available
Rent:	£65.00 psf pax
Rates:	Estimated at £18.00 psf pa 2017/18 (blended)
Service Charge:	Approximately £8.00 psf pax
EPC Rating:	B

**Amenities**

- **Wooden floors**
- **Centrally Heated**
- **Vibrant Location**
- **Perimeter trunking**
- **Excellent natural light**
- **Shower**
- **Fibre Enabled**
- **Access via Heal's main reception**
- **Bike spaces**
- **Showers**
- **Adjoining building of 4,073 sq ft also available**

**Ray Walker, Partner**

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