

**Capper Street Estate, 177-178 Tottenham Court Road, Fitzrovia, London, W1T 7NY**



**COMING SOON - OFFICES TO LET | £80.00 PSF INCLUSIVE | FLOORS OF c.600 – 900 SQ FT**



## Location

The Capper Street Estate is located at the heart of the rapidly transforming area around Tottenham Court Road.

177-178 Tottenham Court Road is situated on the eastern side of Tottenham Court Road, by its junction with Capper Street.

Tottenham Court Road station (Northern, Central and Elizabeth Line (2019), Goodge Street (Northern line) and Warren Street (Victoria line) stations are all close by.

## Floor Areas

Floor	sq ft	sq m
6th Floor	620	58
5th Floor	870	81
4th Floor	850	79
3rd Floor	845	78.5
<b>Total</b>	<b>3,185</b>	<b>296.5</b>

\*Measurement in terms of NIA

## Description

Each of the available floors provide bright, refurbished office space with plaster ceilings and suspended LED lighting. These suites are ideal for a young or expanding business seeking efficient space in a great location.

**Suzy Link, Senior Surveyor**

📞 020 7025 8940

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

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 August wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract October 2018**

📞 020 7025 1390 📍 10 Golden Square London W1F 9JA

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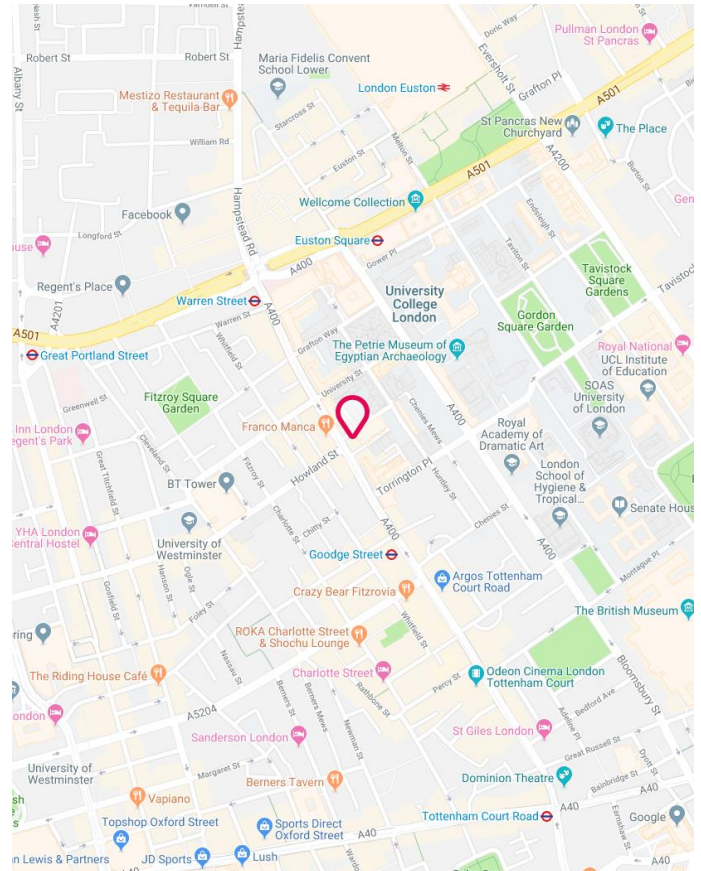
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CGI for indicative purposes only

## Terms

Tenure:	Leasehold
Lease:	New leases directly from the landlord.
Rent:	£55.00 psf pax
Rates:	Approx £17.60 per sq ft
Service Charge:	£7.00 inc estate charge
EPC Rating:	TBC



## Amenities

- To be refurbished
- Wooden floors
- Air cooling
- Plaster ceilings
- Passenger lift
- 24 hour access

### Suzi Link, Senior Surveyor

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