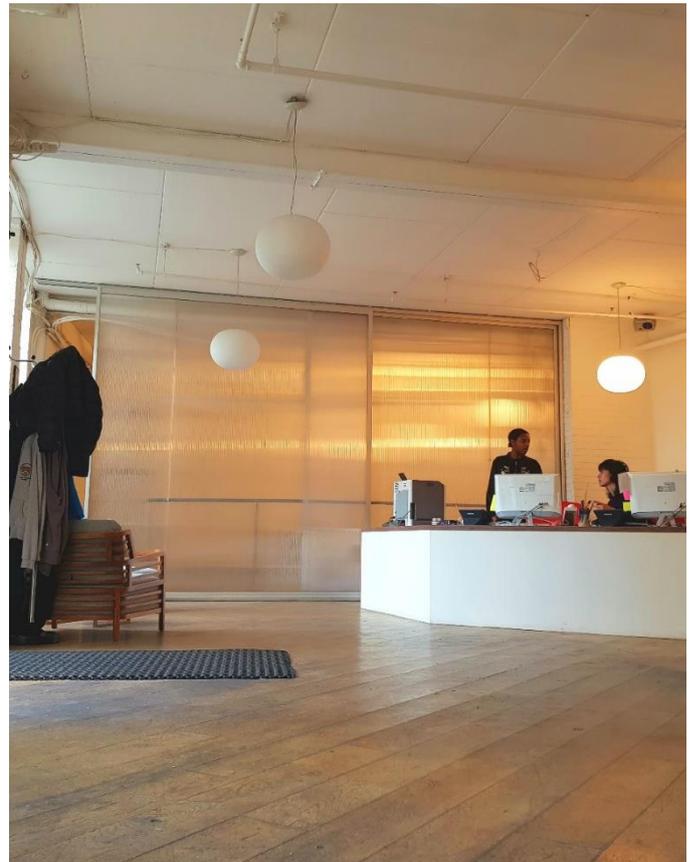
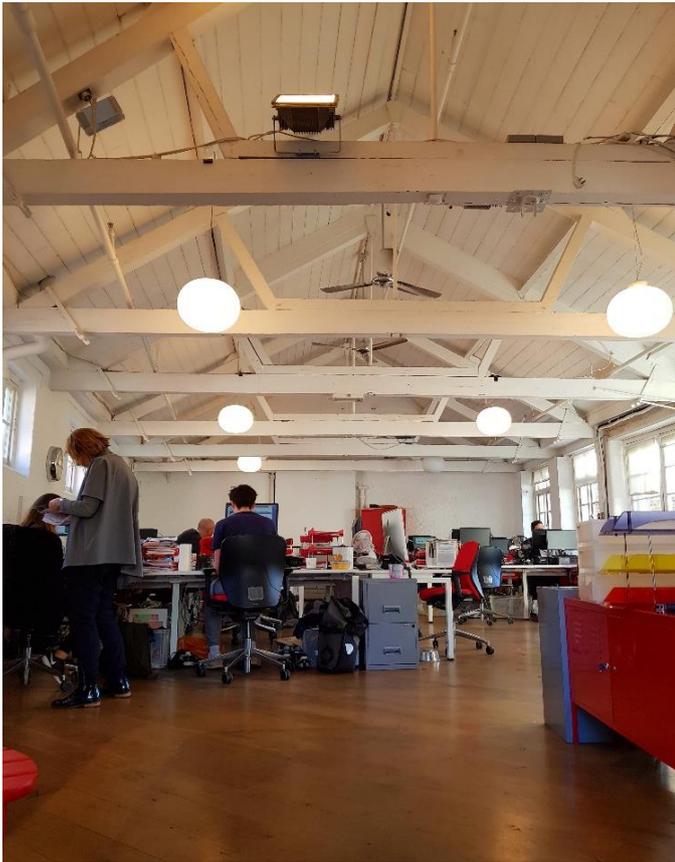


SELF CONTAINED OFFICES TO LET | 4,073, 6,389 or 10,462 sq ft



Location

The Coach House and 8 Alfred Mews are located adjacent to the iconic Heals Building, on a quiet side street to the eastern side of Tottenham Court Road and close to Fitzrovia's vibrant retail and dining district. Goadge Street (Northern Line) and Tottenham Court Road (Central & Northern Lines) underground stations are located close by. As will be the new Crossrail Station

Description

These stunning office buildings (formerly the upholstery workshops for Heal & Son) is perfect for a creative occupier that values light, space and volume. It has been the HQ of a TV Production company, yet will become vacant Q2 2018 for the first time in decades. Offering a unique opportunity.

The Coach House is a classic warehouse style conversion displaying lofty ceiling heights, exposed beams, wooden floors, brickwork, vaulted ceilings & feature staircase. This building intercommunicates with 8 Alfred Mews which also has independent access from the main Heals Building reception. These office floors are rectangular and very bright again displaying industrial style lighting and features. The building has fibre and fitted kitchens and comms room.

Floor Areas

Floor	sq ft	sq m	Status
Coach House	4,073	378	(over 3 floors)
Number 8	6,389	593	(over 3 floors)
TOTAL (approx.)	10,462	971	

*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

 020 7025 1399

Jason Hanley, Partner

 020 7025 1391

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 June 2018

SELF CONTAINED OFFICES TO LET | 4,073, 6,389 or 10,462 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment to June '27, subject to a tenant's break in June '22 or a sublease to June '22. Alternatively a new lease direct from the Landlord may possibly be available at an open market rental.
Passing Rent:	£55.00 psf pax (i.e. on an assignment)
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**
- **Roof Terrace**
- **Alternate Access via Heal's main reception**
- **Bike spaces**

Ray Walker, Partner

📞 020 7025 1399
✉️ rwalker@monmouthdean.com

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@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 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 June 2018