

“BEST IN CLASS”, GRADE A+ (FITTED) OFFICE | 3,862 sq ft with shared roof terrace and optional additional car park/garage/lab/photo studio 650 sq ft (combined 4,512 sq ft)




Location

The entire Studio floor of 19-20 Berners Street forms part of a highly desirable office building, finished to the highest quality along with exceptional building services such as a staffed reception and includes a large (shared) roof terrace. An impressive development by Latitude London. Numerous prestigious local occupiers include Estee Lauder, Facebook, Netflix, Bally’s Interactive, Octopus Energy & the BBC are each within 350m The nearest stations are Goodge Street, Oxford Circus, Tottenham Court Road, Great Portland Street & Warren Street & Tottenham Ct Rd Crossrail (Elizabeth Line). There is also potential for parking and end of journey bike facilities and showers in the building.

Description

The beautifully designed Studio Floor is fully fitted and of the highest “Grade A+” fitted spec. It has with a large lantern sky light with windows to the front. The building has environmental and modern amenities & credentials. The reception is in a boutique style. This floor is vacant on 1st August and will be newly refurbished with 38 desks (previous occupier had c60 desks). It is a private self-contained suite with kitchen, break out area and 3 executive office/meeting rooms and private WC’s. There is also an option to combine an intercommunicating “Studio”/Garage which would be an ideal Lab/Photographic Studio with high ceilings and loading. The building also shares a very large roof terrace with seating.

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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 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.

Floor Areas

	sq ft	sq m
Studio Floor	3.862	358.8
Optional Ground Studio/Garage	650	60.4
TOTAL (approx.)	3,862 or 4,512	358.8 or 419.2

*Measurement in terms of NIA

Fitzrovia

“Fitzrovia” after Fitzroy Square, describes the creative, media & professional commercial area to the north of Oxford Street (AKA Noho i.e. “North Soho”). Formerly the “Rag Trade” district. Now gentrified and appreciated by all businesses as a great area to work.

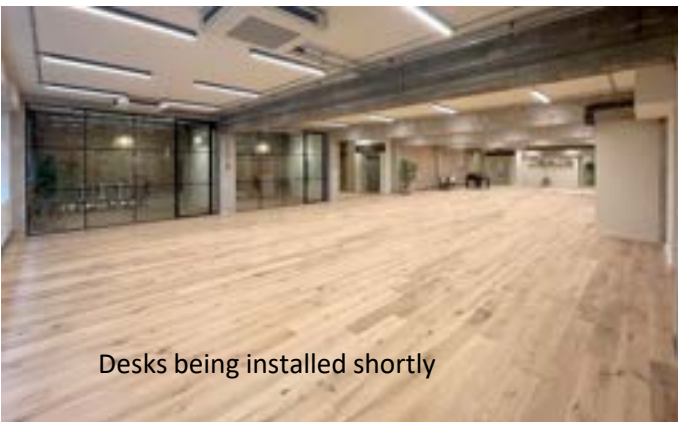
The bars and restaurants along Charlotte St. and Great Titchfield St. are inspiring and cater for all budgets and quite uniquely for the West End often have Al Fresco service which, when weather permits, brings sunshine and a distinct village aura to the area. The last 30 years have seen the area establish itself as the centre for the television, film & production industry & also attracts other creative, also professional and design conscious occupiers from Banks to the BBC.

Virtual View/Matterport

Link can be provided upon request

Subject to Contract June 2024

PRESTIGIOUS, "BEST IN CLASS", FITTED OFFICE | Entire Lwr Grd Floor | 3,862 sq ft



Terms


Tenure:	Leasehold
Lease:	A new FR&I lease, outside the act, direct from the freeholder.
Rent:	The rent is £75 psf per annum c.£289,650 per annum exclusive or c.£24,137 pcm (exclusive of VAT).
Rates:	Estimated as approx. £12.42 psf pa (£47,966 p.a. or the equivalent of £3,997 pcm).
Service Charge:	Forecast 2024-2025 =£16.00 psf (£61,792 p.a. or the equivalent of £5,149 pcm)
	All in approx. £33,310 pcm / £103.50 psf inclusive

Amenities

- Large shared 3rd floor Roof Terrace
- Passenger lift
- Modern staffed reception with tailored receptionist
- Views over Sanderson Hotel
- Excellent floor to ceiling height c 2.9 m/feature LED Lighting
- Bike Spaces, unisex showers & lockers
- "Online" fibre, rack & desked (plug & play)
- Perimeter trunking
- Air Conditioning
- 24-hour access/ via personal security passes
- Fully fitted kitchenette/Break Out Area
- Minutes from Elizabeth Line/Tottenham Court Road and Oxford Circus

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