

101 New Cavendish Street,  
Fitzrovia, London, W1W 6XH



FULLY FITTED FLOOR TO LET | 12,091 SQ FT



## Location

101 New Cavendish Street is a prominent island site situated on the north side of New Cavendish St on the junction with Great Titchfield Street.

The property is located in the heart of Fitzrovia and within a short walking distance to Oxford Circus, Tottenham Court Road and Great Portland Street underground Stations.

## Description

Fitzrovia is a very fashionable and desirable London “village” thriving from being the location of choice for the world’s leading internet, fashion, media and architectural practices.

The part 3<sup>rd</sup> floor is fully fitted to provide a mixture of open plan deskling, private offices, booths, meeting rooms, large kitchen breakout area.

## Floor Areas

Floor	sq ft	sq m
Part 3rd Floor north	12,091	1,123
<b>TOTAL (approx.)</b>	<b>12,091</b>	<b>1,123</b>

\*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 center for the television, film & production industry & also attracts other creative, also professional and design conscious occupiers from Banks to the BBC.

Bert Murray, Partner

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Paul Dart, 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 May 2024

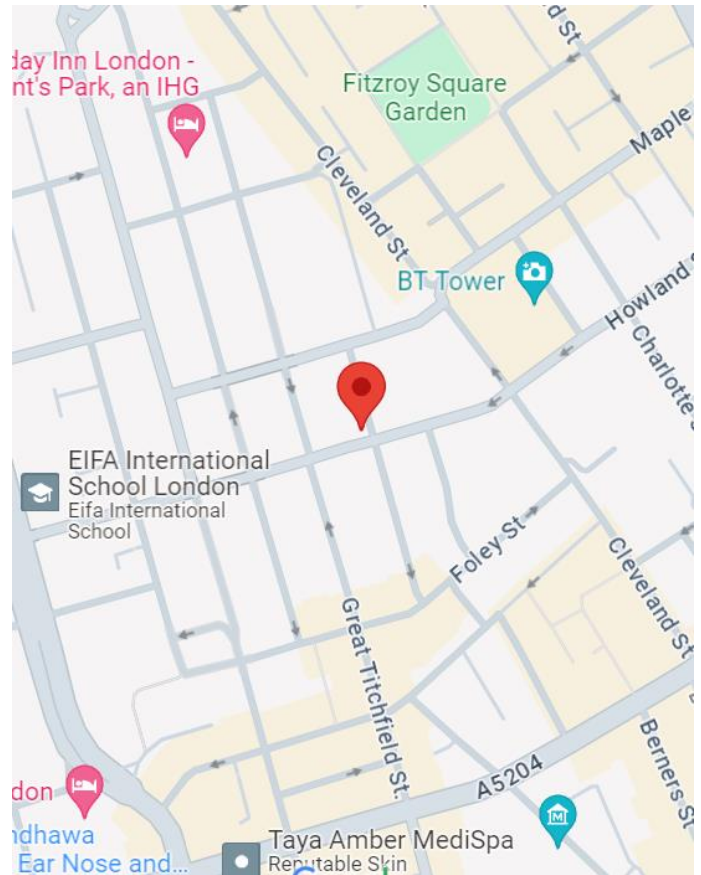
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	Assignment to August 2028, subject to a break July 2026 or short-term sublease until July 2026 or a new lease direct from the Landlord.
Passing Rent:	£876,591 per annum exclusive (£72.50 psf pax)
Rates:	Estimated at £32.00 psf pa
Service Charge:	Approximately £16.80 psf pax
EPC Rating:	

## Amenities

- Fully fitted accommodation
- Air conditioning
- Raised access floor
- Bicycle racks, showers & lockers
- Statement Entrance
- 3 x scenic passenger lifts
- Commissionaire
- Demised wc's
- Wire score Gold

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