



OFFICE TO LET

10/11 Percy Street, Fitzrovia, London, W1T 1DN



 **RENT** £89,500 PA / £47 PSF

 **SIZE** 1923 Sq Ft / 178.7 SQM

 **FLOOR(S)** 3rd Floor

 **AVAILABLE** Immediately



CONTACT

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- Good natural light
- Entry phone system
- Passenger lift
- Perimeter trunking
- 24/7 Access
- Smart common parts
- Attractive period property
- Walking distance from Tube station

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THE SPACE

Prime third floor office accommodation to let within this beautiful building in Fitzrovia. The space is modern and the building benefits from having an attractive entrance and common parts.

LOCATION

This area north of Soho is known both as Fitzrovia and Noho and is an area that is popular with the advertising, media, design and public relation sectors. Goodge Street and Tottenham Court Road tube stations are both within easy walking distance.

NEARBY

The property is located on the south side of Percy Street, which is a pretty tree lined road and is situated approximately 200 metres to the north of Oxford Street, linking Tottenham Court Road and Charlotte Street, with its wide choice of cafes and restaurants and the Charlotte Street Hotel, in the W1 district of central London.



USE

B1 - Office.

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

The annual budget appears to be £7,336.70 ex VAT for the year ending 28th September 2019.

BUSINESS RATES

The rateable value payable to Camden Council appears to be £72,500. This is NOT the amount payable. Please rely on your own confirmation with the council as you will pay them directly and you may qualify for a discount.

BUILDINGS INSURANCE

You would be liable for 19.86% of the whole buildings folio which is £1,880.02 ex VAT for the whole of 2019.

FEES

One-off administration fee of £1,500 ex VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

D86

These details were updated on 30/07/2019