



52 Tottenham Court Road, W1T 2EH

52, Tottenham Court Road, W1T 2EH

Office space available with a small roof terrace, just a moments walk from Goodge Street tube station.

- Roof terrace
- Excellent Natural Light
- Wood Flooring
- Air Conditioning (not tested)
- Separate meeting rooms

347 to 1,510 sq ft
(32.24 to 140.28 sq m)

52 Tottenham Court Road, W1T 2EH, 52, Tottenham Court Road, London, W1T 2EH

Summary

Available Size	347 to 1,510 sq ft
Rent	£17,350 - £75,500 per annum
Business Rates	Upon Request
EPC Rating	Upon Enquiry

Description

Bright workspaces available, across 1st, 2nd and 3rd floors to be taken individually or as a whole. The first floor benefits from a separate meeting room, kitchenette and also a small roof terrace. The second floor comprises of an open plan office space, perfectly suited to for a creative occupier, while the third floor is is slightly more formal with a partitioned meeting room and also a fitted kitchenette. There is a phone entry system and w/cs on each floor.

Location

The property is located on Tottenham Court Road, close to Marks & Spencer and opposite Argos. Other well known operators in the immediate vicinity include Itsu, EAT, Le Pain Quotidien, Holland & Barrett, Pret AManger, Oliver Bonas and Cards Galore. Transport links are convenient with Goodge Street and Tottenham Court Road Underground Stations (Northern Line) within a few minutes' walk. Numerous bus routes also serve the area.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	699	64.94	Available
2nd	347	32.24	Available
3rd	374	34.75	Available
Total	1,420	131.93	

Specification

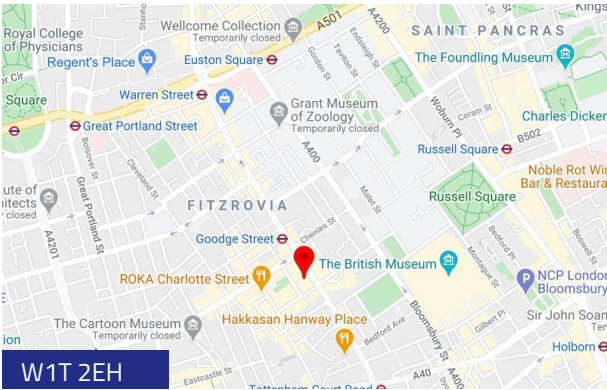
- Roof terrace
- Separate meeting rooms
- Excellent Natural Light
- Wood Flooring
- Air Conditioning (not tested)
- Buzzer Entryphone

Viewings

Strictly through Robert Irving Burns

Terms

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.



Viewing & Further Information

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Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed. Generated on 25/09/2020