

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

PROPERTY PARTICULARS

THE HEAL'S BUILDING 22/24 TORRINGTON PLACE TOTTENHAM COURT ROAD WC1

AVAILABLE NOVEMBER 2019 – 3,212 SQ FT OFFICE SUITE IN THIS ICONIC BUILDING

Location

This iconic building is located on the east side of Tottenham Court Road, with the entrance located in Torrington Place. Goodge Street, Warren Street and the soon to open Elizabeth Line which serves Tottenham Court Road Underground stations are all close by.

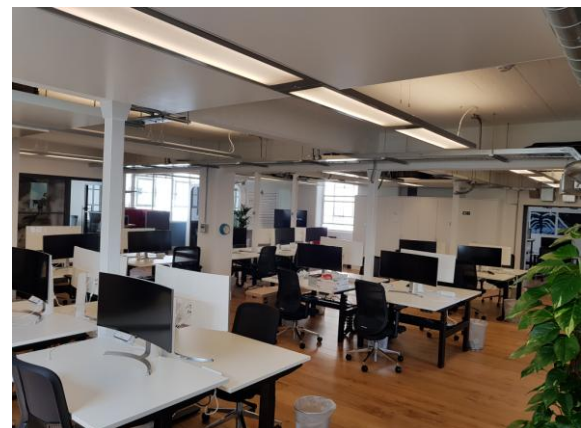
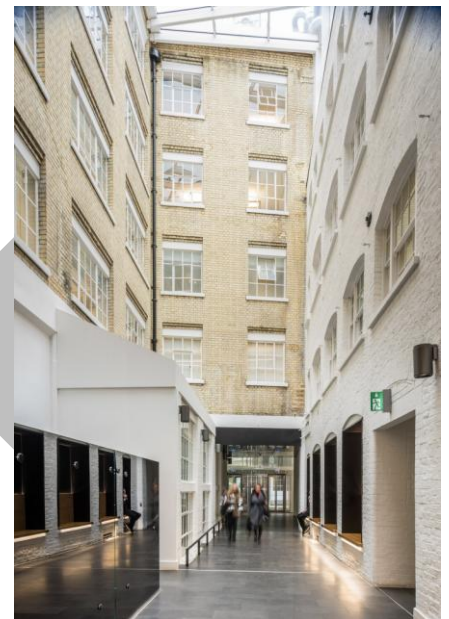
Description

Forming part of the **3rd** floor and accessed via 2 glass sided lifts and a spectacular reception/atrium, the space provides bright accommodation currently subdivided by the incumbent occupier.

The building underwent comprehensive remodelling and refurbishment in 2014 and incorporates on an on site building management team together with access to communal showers and cycle storage. The approximate net internal floor area is **3,212 sq ft.**

Features

2 glass feature lifts	Fitted kitchen
Manned reception	On site building management team
Comfort cooling	24 hour access and security
Cycle Bays	Shower facilities



IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided. All outgoings are exclusive of VAT.

46 Blandford Street, London W1U 7HT

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Established 1971



Lease

A new lease is available for a term to be agreed.

Rent

Upon application

Service Charge

Approximately **£8.00 psf**

Rates

Approximately **£16.00 per sq ft**. Interested parties are advised to make their own enquiries to satisfy themselves this information is correct

EPC

The suites have been assessed as having a C53 rating



Reception



Communal Showers



Secure Cycle Parking

Legal Costs

Each party are to bear their own legal costs involved in the transaction.

Viewing

By appointment through joint sole letting agents

Edward Charles

Tony Parrack/Ian Bradshaw
020 7009 2300

Braham Good

Paul Gold
020 7487 9790