

26

MARKET PLACE

London W1
1,716–3,474 sq ft

PRICE
REDUCTION
£52.50 & £55.00 PSF





26 Market Place offers refurbished office space and sits on a prominent corner location to the north side of Oxford Street flanked by the pedestrianised Market Court.

DESCRIPTION

The floors have been recently redecorated and provide open plan office accommodation. Each floor has a large reception area to the front with access to two WCs and a shower. The office space faces onto Oxford Street with good natural light also provided along the Market Court elevation.

SPECIFICATION

- Air conditioning
- Wooden flooring
- Plaster board ceiling
- Perimeter and channel trunking
- 1x8 person passenger lift
- WCs and shower within the demise

AREAS

Third floor	1,716 sq ft
Second floor	1,758 sq ft
Total	3,474 sq ft

TERMS

A new lease direct from the landlord.

RENT

Third floor	£52.50 psf
Second floor	£55.00 psf

RATES

Third floor	£13.92 psf
Second floor	£29.80 psf

SERVICE CHARGE

Third floor	£13.89 psf
Second floor	£13.89 psf



LOCATION

The office building is located within 150 metres of Oxford Circus, which is served by the Victoria, Central and Bakerloo Lines, making it easily accessible from all over London.

The property is positioned in the Noho/Fitzrovia area, a hub for the creative industries and a preferred location for many fashion, media, creative and entertainment companies. Office occupiers in the area include Arcadia, Arup, BBC, Estee Lauder, Lionsgate, Engine and Fremantle Media.

The offices are served by a number of nearby restaurants and bars in the partly pedestrianised Market Place including Côte, Carluccio's, Élan, Itsu and Honest Burgers.

26 Market Place
Fitzrovia
London
W1W 8AN

VIEWING

Viewing strictly by appointment through the joint sole letting agents:



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