

020 7284 9040

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# COMPREHENSIVELY REFURBISHED OFFICES AVAILABLE FOR RENT IN WC2



## 15 Grape Street, WC2

### BRADLEY SHARP

Tel: 020 3813 3334

Mob: 07725 739 628

[bsharp@tspuk.com](mailto:bsharp@tspuk.com)

### DAVID SIMNOCK

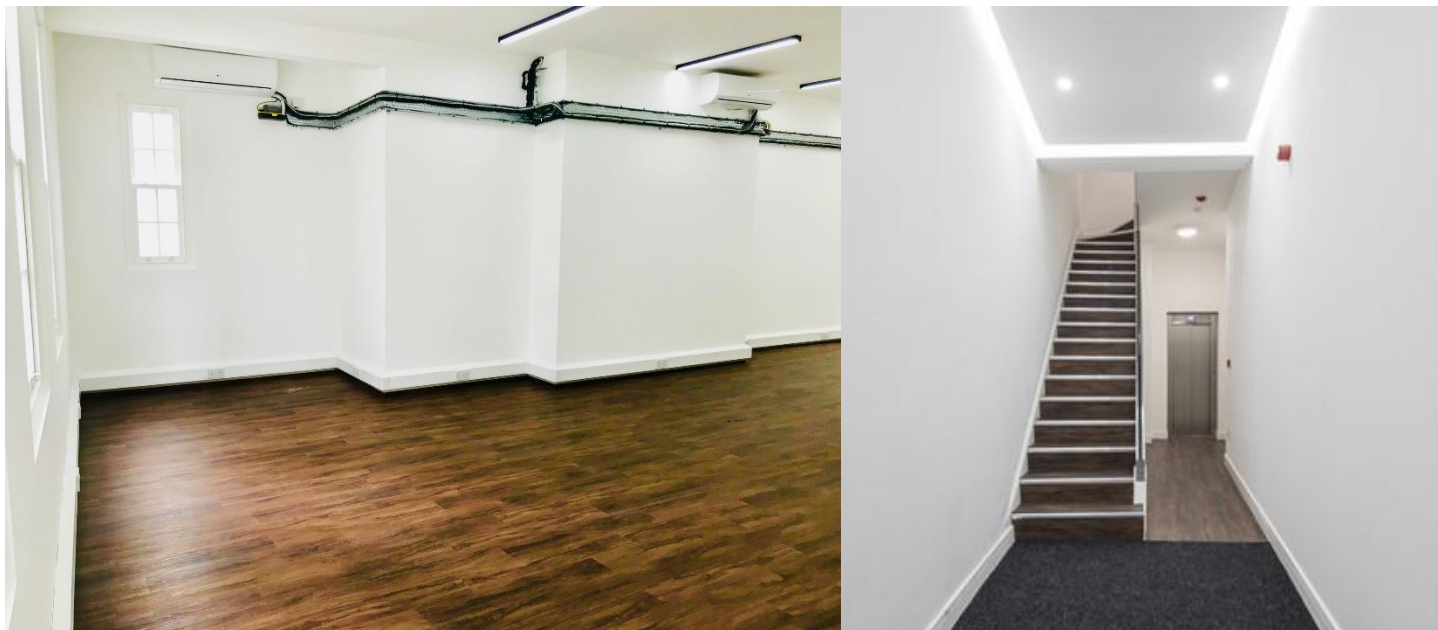
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## PROPERTY

**Nearest Tube Stations: Tottenham Court Road & Holborn**

- Comprehensively refurbished office floors
- Excellent natural light
- Exposed brickwork
- Air-Conditioning
- Modern LED Strip lighting
- Wooden flooring
- B1 Usage (D1 available for 1<sup>st</sup> Floor)
- Guiding a low rent of £55psf
- Passenger lift
- Short walk from Tottenham Court Road or Holborn Tube Station

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	AVAILABILITY / STATUS
1 <sup>st</sup>	796	£55.00	£10.35	Est. £20.00	Available
4 <sup>th</sup>	721	£55.00	£10.35	Est. £20.00	Available

## Term

New and flexible leases available direct from the landlord for a term to be agreed (12 months minimum).

**For further information and inspections please contact:**



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