

265 TOTTENHAM COURT ROAD FITZROVIA | W1

OPEN PLAN OFFICE ACCOMMODATION AVAILABLE

5,788 Sq Ft



Location

The property is located within close walking distance from Centre Point and Tottenham Court Road Station, which has benefitted from significant improvements in recent years to include the new Crossrail entrance.

Transport Links (walking times)

Tottenham Court Road	1 minute
Goodge Street	6 minutes
Holborn	9 minutes
Leicester Square	9 minutes

Description

265 Tottenham Court Road is a prominent, modern, mixed-use building comprising retail, restaurant, office accommodation and residential units.

The second floor provides 5,788 sq ft of open plan office space in a prime Central London location.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
2 nd	5,788	538	£79.95	£31.00 psf	£12.98	Available Immediately
Total	5,788	538				

Amenities/Specification

- * Impressive entrance
- * Excellent natural light
- * 4-pipe fan coil air conditioning
- * 2.65m floor to ceiling height
- * 150mm raised floor
- * Metal tile suspended ceiling
- * LG7 compatible lighting
- * 2 x 13 person passenger lifts
- * DDA compliant
- * Cycle facilities

Lease

A new lease is available directly from the Landlord.

EPC Rating

Available upon request.

Internal Image/ Floor plan



Viewings

Strictly by appointment through joint letting agents:

Edward Charles & Partners – 020 7009 2300

Jamie Shuttle

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