

TO LET

OFFICE (B1) PREMISES

45A RATHBONE STREET, LONDON, W1T 1NW

Client will consider a change of use



Lower Ground Floor - 511 SQ. FT. (47.47 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is located at the junction of Rathbone Street and Charlotte Place, which is a short walk from Goadge Street (0.2 mile), Warren Street (0.5 miles) & Tottenham Court Road (0.2 miles) underground stations. The property is in close proximity to a number of food and drink establishments such as Tonge & Brisket, Vagabond Wines, Kua 'Aina, Salt Yard, One Turnand and Wrap It Up. The property is a short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821 F 020 7637 8827

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 in no way guaranteed.

DESCRIPTION

This lower ground floor office benefits from a kitchenette, demised WC, wall mounted radiators, spot lighting, trunking, outside area, wall mounted perimeter desking and entry phone system.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	511
Quoting Rent (p.a.) incl.	£19,000
Estimated Rates Payable (p.a.)	TBC
Service Charge (p.a.)	inclusive
Estimated Occupancy Cost (p. a.)	TBC

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Wall mounted radiators
- Wall mounted perimeter trunking
- Wall mounted perimeter desking
- Telephone entry system
- Spot lighting
- Laminate flooring
- Kitchenette
- WC
- Outside area

VIEWINGS:

Strictly through Robert Irving Burns.

Archie Ayrton - Grime

Tel: 020 7927 0636

Email: archie@rib.co.uk

Freddie Brett

Tel: 020 7927 6575

Email: freddie@rib.co.uk