



LDG The Creative Property Team

ldg.co.uk

42-44 GREAT TITCHFIELD STREET

office to let 2 of 4

USE

Offices – B1

FLOORS & SIZE

Third Floor | 433 SQ.FT. | 40.2 SQM.

Circa 4-8 workstations.

If you are looking for a larger office, the first floor (390 sq.ft.) is also available.

THE SPACE

This creative and media style workspace provides an open plan working area with excellent natural as it benefits from light from 2 sides and an excellent feature window. The space also features white washed floors, high ceilings with exposed beams and fibre connectivity.

HIGHLIGHTS

- Creative and Media Style Workspace
- High Pitched Ceiling with Exposed Beams
- Shared Cloakrooms
- Excellent Natural Light
- White Washed Wood Flooring
- Newly Refurbished Common Areas
- Small Outside Space

CONNECTIVITY

The office benefits from fibre connectivity.

COSTINGS

| | PSF | PER ANNUM |
|----------------------------|---------------|-------------------|
| Rent | £50.00 | £21,650.00 |
| Est. Rates | £17.56 | £7,605.00 |
| Est. Service Charge | £10.00 | £4,330.00 |
| TOTAL | £77.56 | £33,585.00 |
| Estimated Monthly Costs. | | £2,798.75 |

N.B – Typically commercial rents are paid quarterly in advance.

LEASE

An assignment of the existing lease for a term to expire 2nd July 2021. Alternatively, a new lease is available directly from the Landlord, subject to the simultaneous surrender of the existing lease. The lease will be contracted outside the Landlord and Tenant Act.

WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1W 7PY

NEIGHBOURHOOD

Fitzrovia

COMMUTE

| | |
|------------------------|---------|
| Oxford Circus. | 6 mins |
| Goodge Street. | 7 mins |
| Great Portland Street. | 10 mins |
| Tottenham Court Road. | 12 mins |
| Warren Street. | 14 mins |

EATS

- Riding House Café
- Meraki
- Honest Burger
- Kaffine
- Scandinavian Kitchen
- Mortimer House

LIQUID LUNCH

- Percy & Founders
- Market Place
- Adam & Eve
- Crown & Sceptre
- The Green Man
- Market Place

A STRETCH AWAY

- Easy Gym
- Psycle
- Sohot Yoga
- Tens Fitness
- Pure Gym
- Regents Park

LOCAL AUTHORITY

Westminster.



LDG

The
Creative
Property Team

READY TO TALK?

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WELCOME TO 42-44 GREAT TITCHFIELD STREET . . .

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OUR FRIENDLY FACES



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