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**EDWARD CHARLES  
& PARTNERS W1**  
CHARTERED SURVEYORS

## 40 Mortimer Street | Fitzrovia | W1 4<sup>th</sup> Floor Office Available To Let - 458 sq ft



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### Location

Located in the heart of Fitzrovia, 40 Mortimer Street is surrounded by a wide array of cafés, eateries and public houses. It is accessible by all major transport links and a short walk to Oxford Circus & Goodge Street Underground Stations.

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### Description

The 4<sup>th</sup> floor office has undergone a light refurbishment, to provide open plan comfort cooled office accommodation with good natural light and wooden floors. The building's common parts are also due to be refurbished with a minimalist and contemporary motif.

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## Accommodation & Outgoings

Floor	Area (sq ft)	Rent	Rates	Service Charge	Total	Status
4 <sup>th</sup> Floor	458	£28,000 pa c.£2,333 pcm	£16,750 pa c.£1,396 pcm	£5,152.50 pa c.£429 pcm	£49,902.50 pa £4,158 pcm	Available

### Amenities/Specification

- \* Comfort cooling
- \* New lighting
- \* Wooden flooring
- \* Good natural light
- \* Entry phone system
- \* Shared kitchenette
- \* WC's

### Lease

A new lease direct from the Landlord for a term by arrangement.

### EPC Rating

TBC.



40 Mortimer St, Fitzrovia, London W1T

[Get directions](#)

### Viewings

Strictly by appointment through sole letting agents:

**Edward Charles & Partners**  
020 7009 2300

Ian Bradshaw  
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