



ELSHWOOD SECURITY  
081-874 4449

BALFOUR HOUSE  
No 46-54

FRANK'S COFFEE HOUSE  
BESPOKE SANDWICHES - PANINI - CAPPUCCINO

Frank's  
Coffee House

Fire exit  
Keep clear



**LDG** The Creative Property Team

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# 46-54 GREAT TITCHFIELD STREET

office to let 2 of 3

## USE

Offices – B1

## FLOORS & SIZE

Third Floor	1,022 SQ.FT.	94.95 SQM.
Fourth Floor	490 SQ.FT.	45.52 SQM.
<b>TOTAL</b>	<b>1,512 SQ.FT.</b>	<b>140.47 SQM.</b>

Circa 25-30 workstations.

## THE SPACE

The workspace provides an opportunity for a penthouse style workspace on the third and fourth floor, available from March 2019. Prospective occupiers have the choice of assigning the lease in the existing condition at below market passing rent and terms (as shown). Alternatively, the Landlord will consider undertaking a refurbishment program at market terms. Further information available upon request.

## HIGHLIGHTS

- Penthouse Style Workspace Over Two Floors
- Feature High Pitched Ceiling On Fourth Floor
- Below Market Rent Opportunity
- Landlord Will Consider Refurbishing To An Agreed Specification
- Existing Kitchenette
- Demised Cloakrooms
- Wide Grand Communal Entrance & Stairwell.

## CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

## COSTINGS

	PSF	PER ANNUM
<b>Passing Rent</b>	£35.71	£54,000.00
<b>Rates</b>	£21.36	£32,291.50
<b>Est. Service Charge</b>	£6.94	£10,493.28
<b>TOTAL</b>	<b>£64.01</b>	<b>£96,784.78</b>
Estimated Monthly Costs.		£8,065.40

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

## LEASE

An assignment of the existing lease until 29<sup>th</sup> April 2020. The lease is outside the Landlord and Tenant Act.

Alternatively, the Landlord will consider undertaking a refurbishment program of the workspace at market terms. Further information is available upon request.

## DATAROOM

EPC & other reports are available upon request.

## PHOTOGRAPHY

At this stage, we do not have any internal photography.

## POSTCODE

W1W 7QA

## 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.



## READY TO TALK?

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# WELCOME TO 44-54 GREAT TITCHFIELD STREET . . . .



READY TO TALK?

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