

TO LET
BRIGHT 1ST FLOOR OFFICE (B1) PREMISES
32-33 GOSFIELD STREET, LONDON, W1W 6HJ



1,082 SQ. FT. (100.52 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is situated on the west side of Gosfield Street, close to the junctions of Great Portland Street and Langham Street. Oxford Circus (0.4 miles) and Great Portland Street (0.4 miles) Underground Stations are within a short walking distance. The area provides a number of trendy cafés and restaurants that service this vibrant location.

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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 bright 1st floor office benefits from an open plan large office space, along with two cellular meeting rooms, fantastic natural light on both sides, a reception area, demised WC and small kitchenette, wall mounted radiators, perimeter trunking, air conditioning (to be serviced), high ceilings, exposed brick work and a passenger lift.

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.)	1,082
Quoting Rent (p.a.) excl.	£56,700
Estimated Rates Payable (p.a.)	£24,182
Service Charge (p.a.)	£14,560
Estimated Occupancy Cost (p. a.)	£95,442

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

- Fantastic natural light
- AC is to be serviced
- Demised WC and small kitchenette
- Wall mounted radiator
- Meeting room x2
- Reception area
- Perimeter trunking
- High ceilings
- Exposed brickwork
- Passenger lift

VIEWINGS:

Strictly through Robert Irving Burns.

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