



**LDG**

The  
Creative  
Property Team

ldg.co.uk

# 37 FOLEY STREET

office to let 2 of 4

## USE

Offices – B1

## FLOORS AND SIZES

First Floor	450 SQ.FT.	41.80 SQM.
Second Floor	450 SQ.FT.	41.80 SQM.
<b>TOTAL</b>	<b>900 SQ.FT.</b>	<b>83.60 SQM.</b>

## THE SPACE

The first and second floor self-contained offices offer a mix of period charm and modern working. Each workspace is fitted with meeting rooms / private workspaces, with good natural light from the front and rear of the building. The first floor has wood flooring while the second floor is carpeted. Both floors have a breakout/reception area which makes a great entrance to the space as well as fully fitted kitchenettes and demised cloakrooms.

## HIGHLIGHTS

- Fitted Modern Workspaces
- Good Ceiling Height
- Excellent Natural Light
- Wood Flooring on First Floor
- Carpet on Second Floor
- Private Kitchenette Per Floor
- Private Cloakroom Per Floor

## CONNECTIVITY

We understand the building benefits from fibre connectivity. Further information is available upon request.

## COSTINGS

PER FLOOR	PSF	PER ANNUM
<b>Rent</b>	£55.55	£25,000.00
<b>Rates</b>	£17.92	£8,064.00
<b>Est. Service Charge</b>	£3.34	£1,500.00
<b>TOTAL</b>	<b>£76.81</b>	<b>£34,564.00</b>

Estimated Monthly Costs. £2,880.34

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

**N.B – The business rates outlined above relates to the second floor. The first floor equates to £9,702 p/a.**

## LEASE

New lease/s by arrangement, subject to the surrender of the existing lease. The lease will be contracted outside the Landlord and Tenant Act.

## WHEN CAN YOU MOVE IN?

January 2020.

## DATAROOM

EPC & other reports are available upon request.

## POSTCODE

W1W 7TN

*lazy.landed.ahead*

## NEIGHBOURHOOD

Fitzrovia

## COMMUTE

Goodge Street.	6 mins
Oxford Circus.	8 mins
Great Portland Street.	8 mins
Tottenham Court Road.	11 mins
Warren Street.	11 mins

## EATS

- Maui Poke
- Honest Burger
- Mortimer House
- Honey & Co
- Da Polo
- Foleys

## LIQUID LUNCH

- The Crown & Sceptre
- Percy & Founders
- The Remedy
- Adam & Eve
- The Wigmore
- Artesian

## A STRETCH AWAY

- The Gym
- DW Fitness First
- Kundalini Yoga
- F45
- Pure Gym
- Performance Pro

## LOCAL AUTHORITY

Westminster.



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## READY TO TALK?

**Harrison Eagles**

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# WELCOME TO 37 FOLEY STREET . . . .

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# OUR FRIENDLY FACES . . . .

4 of 4



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