

37 FOLEY STREET

USE

Offices - B1

FLOORS AND SIZES

First Floor 450 SQ.FT. 41.80 SQM. Second Floor 450 SO.FT. 41.80 SOM. TOTAL 900 SQ.FT. 83.60 SQM.

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.

Creative

Property Team

COSTINGS

PER FLOOR	PSF	PER ANNUM
Rent	£55.55	£25,000.00
Rates	£17.92	£8.064.00
Est. Service Charge	£3.34	£1,500.00
TOTAL	£76.81	£34,564.00
Estimated Monthly Costs.		£2,880.34

N.B - Typically commercial rents are paid guarterly 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

FATS

 Maui Poke Honey & Co Honest Burger Da Polo

Foleys

Artesian

• Mortimer House

LIQUID LUNCH

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

A STRFTCH AWAY

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

LOCAL AUTHORITY

Westminster.

READY TO TALK?









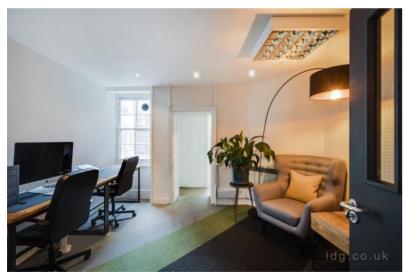




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WELCOME TO 37 FOLEY STREET











OUR FRIENDLY FACES





