

# 172 Tottenham Court Road

London, W1T 7DL

- Third floor, open plan office space to let
- Popular and well-connected location
- 2,560 sq. ft (237.83 sq. m) approximate





## TO LET | OPEN PLAN AND FITTED OFFICE SPACE

Third floor, 172 Tottenham Court Road, London W1T 7DL

### LOCATION

172 Tottenham Court Road is situated at the centre of Fitzrovia and is serviced by Tottenham Court Road, Goodge Street and Warren Street stations, providing access to the Northern, Central, Victoria and Elizabeth lines.

Oxford Street, Regent Street and Charing Cross Road are all nearby, providing a variety of amenities that include eateries, coffee shops and retail. There is also Goodge Place which is within walking distance and home to Goodge Place Market, a hidden gem located in the heart of Fitzrovia.

### DESCRIPTION

172 Tottenham Court Road is a prominent corner building at the junction with Capper Street. The third floor is largely open plan, full of natural light and has good floor-to-ceiling height. The office has its own meeting room and board room in situ, as well as a kitchenette. The roadside windows benefit from secondary glazing.

The building has its own bike storage, while the office has a demised shower on the third floor.



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### AMENITIES

- Open plan
- Fitted
- Good natural light
- Air conditioning
- Secondary glazing
- 1 x 6 person meeting room
- 1 x 10 person meeting room
- 2.6m floor-to-ceiling
- Demised shower
- Bike storage

### LEASE TERMS

New sublease to expire 5th August 2022.

By way of a new lease directly with the landlord.

### RENT

Passing rent £55 per sq. ft pax

### BUSINESS RATES

£23.43 per sq. ft

### SERVICE CHARGE

£7 per sq. ft

### ENERGY PERFORMANCE CERTIFICATE

C – Full information on request

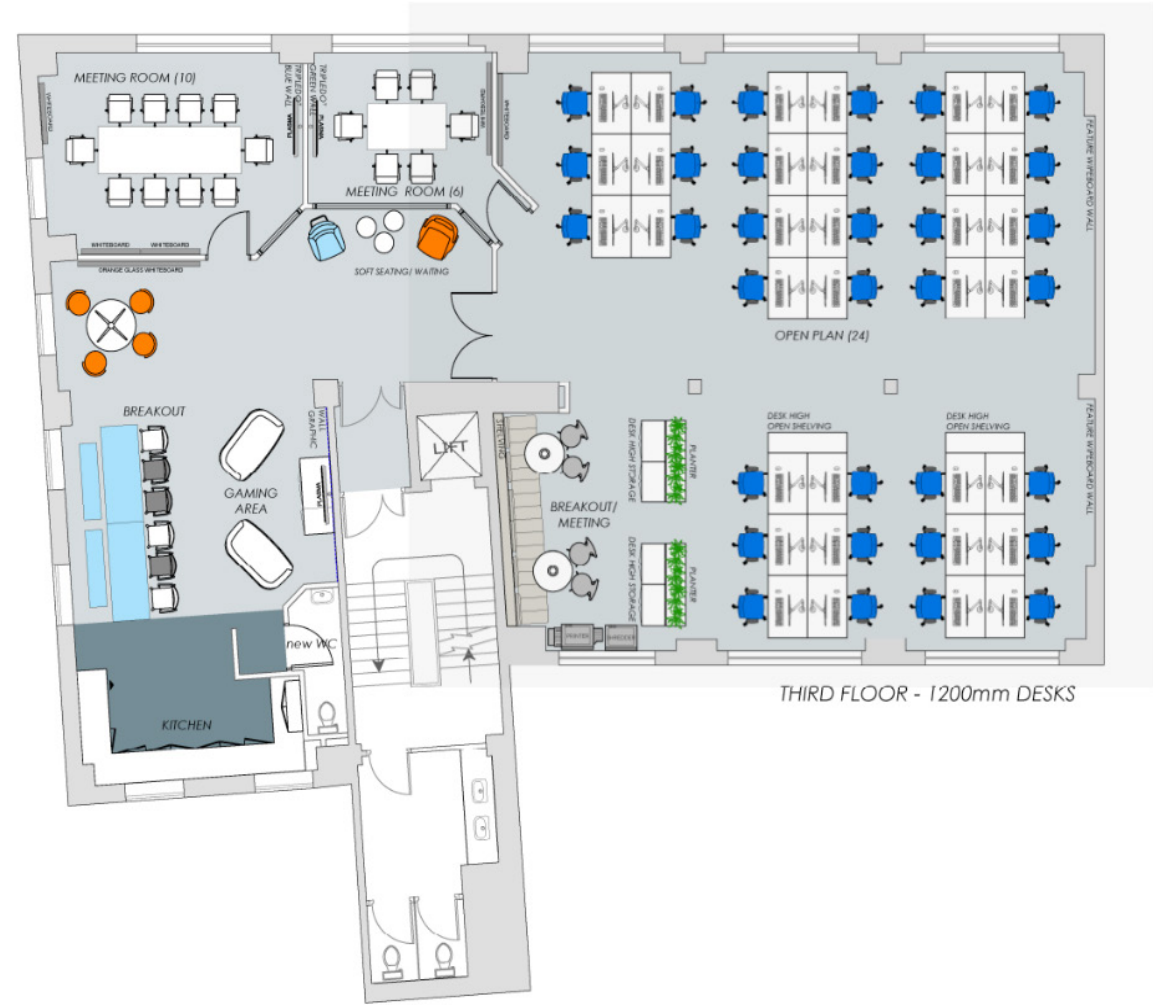
### ACCOMMODATION

The premises extends to the following approximate floor areas:

172 Tottenham Court Road	Size (sq. ft)	Size (sq. m)
Third floor	2,560	237.83



FLOOR PLAN



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### VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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**GL Hearn**

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