

**BRIGHT OFFICES TO LET WITHIN A PERIOD BUILDING
LOCATED ON FITZROY SQUARE**

1 FITZROY SQUARE, ADAM HOUSE, W1T 5HE

3,340/4,294/7,634 SQ. FT. (310.30/398.92/709.22 SQ. M.)



LOCATION

The property is situated within the attractive, pedestrianized Fitzroy Square, directly on the corner with Grafton Way. Charlotte Street and Tottenham Court Road are within easy walking distance, with Warren Street, Great Portland Street and Goadge Street underground stations also within proximity.

DESCRIPTION

The 5th floor benefit from excellent natural light from all four sides as well as wooden flooring throughout, offering a modern twist to a Georgian building. The office suites are self-contained separate kitchens and WC's with excellent views of Fitzroy Garden.

AMENITIES

- Good Natural light
- Storage
- Fob Entry
- Fibre Cabling Route
- Wooden Flooring
- Shower
- WC's
- Kitchenette

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant 1954 Act is available direct from the landlord for a term to be agreed.

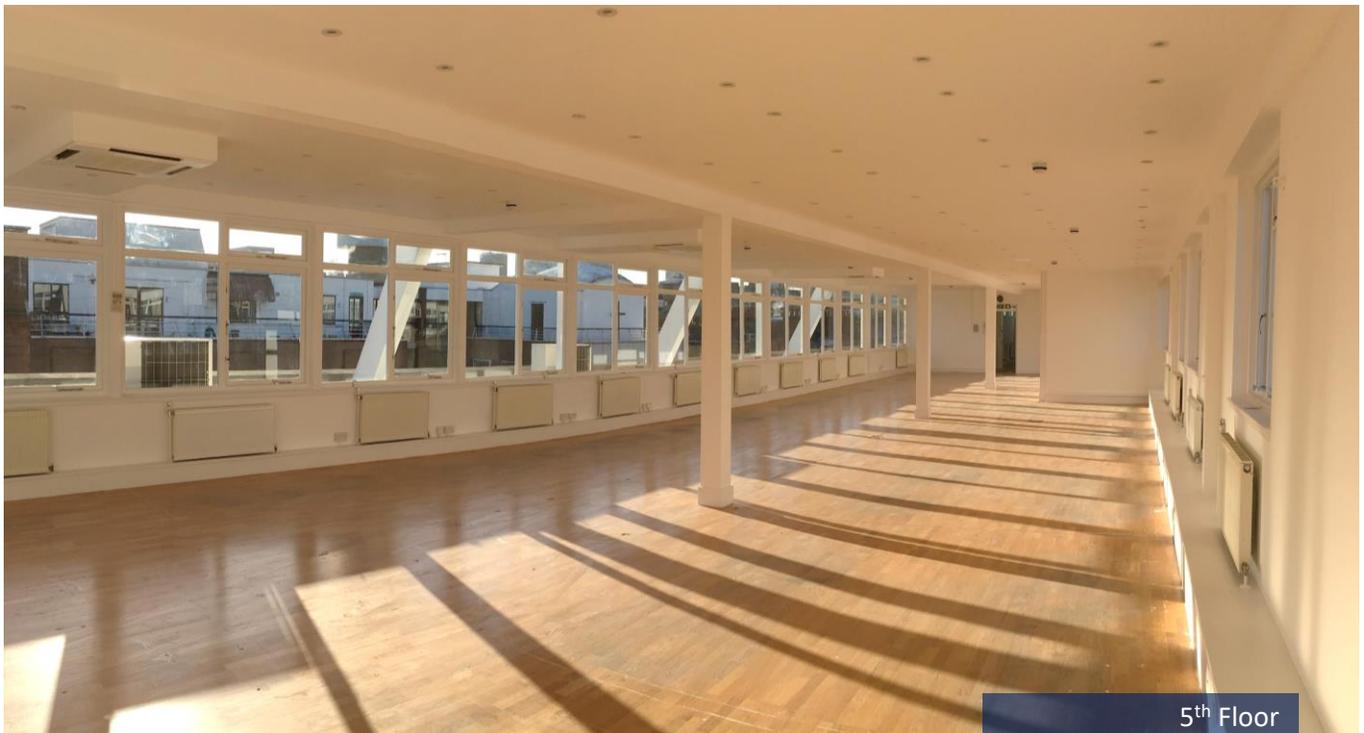
BUSINESS RATES

Local Authority: Camden

Current ratable value:

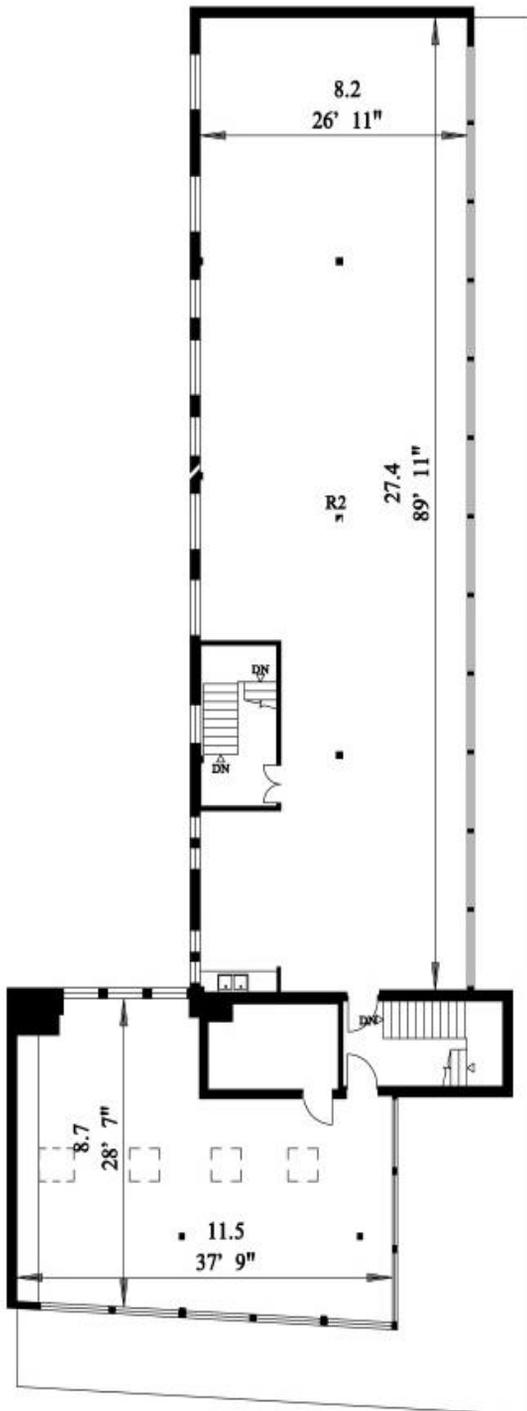
5th Floor: £139,000

Interested parties are advised to make their own enquires.



5th Floor

FLOOR PLANS (Not To Scale)



FLOOR AREAS & QUOTING RENTS

Floor	m ²	ft ²	Quoting Rent (per annum exclusive)
1 st Floor (Whole)	398.92	4,294	£257,640
5 th Floor (Whole)	310.30	3,340	£165,330
1 st & 5 th	709.22	7,634	£422,970

SERVICE CHARGE

Approximately £5 per square foot

EPC

Available on request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS:

Through Robert Irving Burns.

Henry Bacon

Tel: 020 7927 0646

Email: henry@rib.co.uk

George Cook

Tel: 020 7927 0624

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