

## SECOND FLOOR REFURBISHED FITZROVIA OFFICE TO LET

### THREWAYS HOUSE, 40-44 CLIPSTONE ST, FITZROVIA, LONDON W1W 5DW

### 2,500 SQ. FT.



#### LOCATION

Situated in the heart of Noho, on the North side of Clipstone Street at its junctions with Great Titchfield Street and Bolsover Street. Great Portland Street, Warren Street and Oxford Circus Underground stations are within easy access as well a variety of restaurants and bars.

#### GOOGLE MAPS

[LINK](#)

## DESCRIPTION

This bright open plan office benefits from wood flooring, feature lighting, good natural light, demised toilets, a shower, perimeter trunking, central heating, good floor to ceiling height, passenger & goods lift, excellent transport links, entry phone system and 24 hour access.

**Floor plan available upon request.**

## AMENITIES

- Open Plan
- Oak Wood Flooring
- Feature Lighting
- Good Natural Light
- Own Toilets
- Own Shower
- Perimeter Trunking
- Central Heating
- Good Floor to Ceiling Height
- Passenger & Goods Lift
- Entry Phone
- 24 Hour Access

## LEASE

A new Full Repairing & Insuring Lease is available direct with the Landlord for a term by arrangement, outside the Landlord & Tenant Act 1954.

## RENT

£148,750 pa exclusive.

## SERVICE CHARGE

£40,924 / £16.37 psf.

## BUSINESS RATES

**Local Authority: Westminster**

Current Ratable Value: £100,000.

Payable: £49,300 / £19.72 psf.

Interested parties are advised to make their own enquires.

## FLOOR AREA

Floor	m <sup>2</sup>	ft <sup>2</sup>
Second Floor	232	2,500

**NB: An additional 3,130 sq.ft is available on the LG Floor**

## EPC

Available on request.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## VIEWINGS

Through Robert Irving Burns

**Henry Bacon**

Tel: 020 7927 0646

Email: [henry@rib.co.uk](mailto:henry@rib.co.uk)

**George Cook**

Tel: 020 7927 0624

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