

**\*\*\*New Instruction\*\*\***



**THREWAYS HOUSE  
40-44 CLIPSTONE STREET  
LONDON, W1**



- Class E space
- Self-contained Studio
- Up to 3m ceiling height
- Private Ground Floor Entrance
- Internal WC's/Showers
- Open Plan
- Ready for fit-out
- Passenger lift

**L/G Floor - 3,750 sq ft (348.4 sq m)  
Available on a Sub-Lease / Assignment**

**LOCATION:** The property is located on the north side of Clipstone Street, at the intersection with Bolsover Street in the heart of NOHO.

Transport links are excellent; the property is a short walk from Oxford Circus (Central, Victoria and Bakerloo lines), Regent's Park (Bakerloo line), Great Portland Street (Metropolitan, Hammersmith & City and Circle lines), Goodge Street (Northern line) and Warren Street (Northern and Victoria lines) Underground Stations. In addition, numerous bus routes operate in the immediate vicinity.

**ACCOMMODATION:** The available accommodation comprises half of the L/G floor of this art deco building. The space has its own private street level entrance, or can also be accessed by an automatic passenger lift or common stairwell. The space benefits from some natural light, good ceiling height (up to 3m) and private WCs.

L/G Floor: 3,750 sq ft 348.4 sq m

**LEASE/RENT:** Upon application

**BUSINESS RATES:** We understand the rates payable for 2020/2021 are approximately £12 per sq ft.

**SERVICE CHARGE:** £8.00 per sq ft (tbc).

**EPC:** Available on request.

**LEGAL COSTS:** Each side to bear their own legal costs.

**VIEWINGS:** SUMMIT PROPERTY ADVISORS:

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Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment

# L/G Floor Plan

