

# NEWLY REFURBISHED BOUTIQUE OFFICE BUILDING TO LET

## 3,190 SQ.FT. APPROX

## 32 PERCY STREET, FITZROVIA, LONDON W1

### LOCATION

This beautiful newly restored Georgian office building lies in the heart of vibrant Fitzrovia, very close to the junction with Charlotte Street and Rathbone Place. Tottenham Court Road and Goodge Street Underground Station are both within a short walking distance of the property.

### DESCRIPTION

This Grade 2 listed building which has many original features has just undergone a comprehensive refurbishment throughout which includes the installation of new comfort cooling, LED lighting, wood and tiled flooring and new sky lights to the rear of the ground floor of the property.

The building is arranged as follows:

Lower ground floor	525 sq.ft.
Ground floor	1,023 sq.ft.
First floor	568 sq.ft.
Second floor	559 sq.ft.
Third floor	515 sq.ft.
<b>Total approx area</b>	<b>3,190 sq.ft.</b>

*NB: There is additional vault space suitable for bikes or general storage.*

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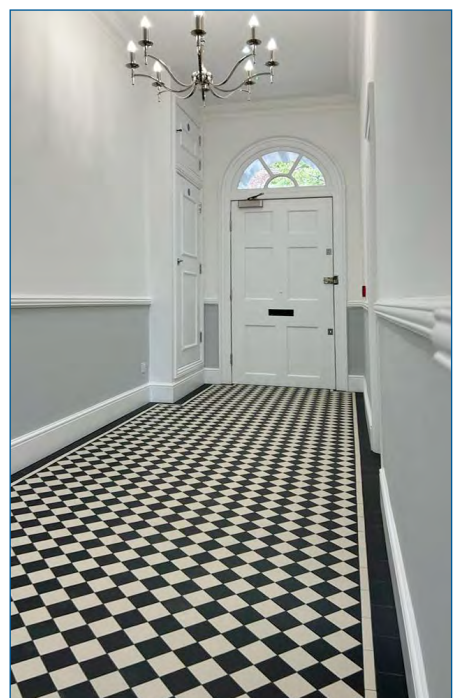
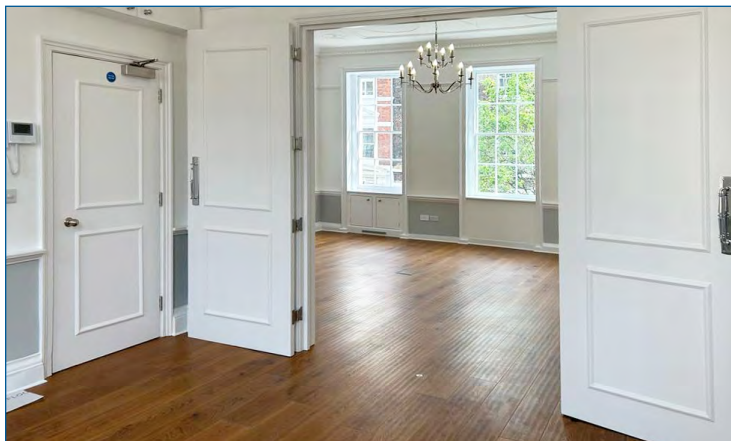
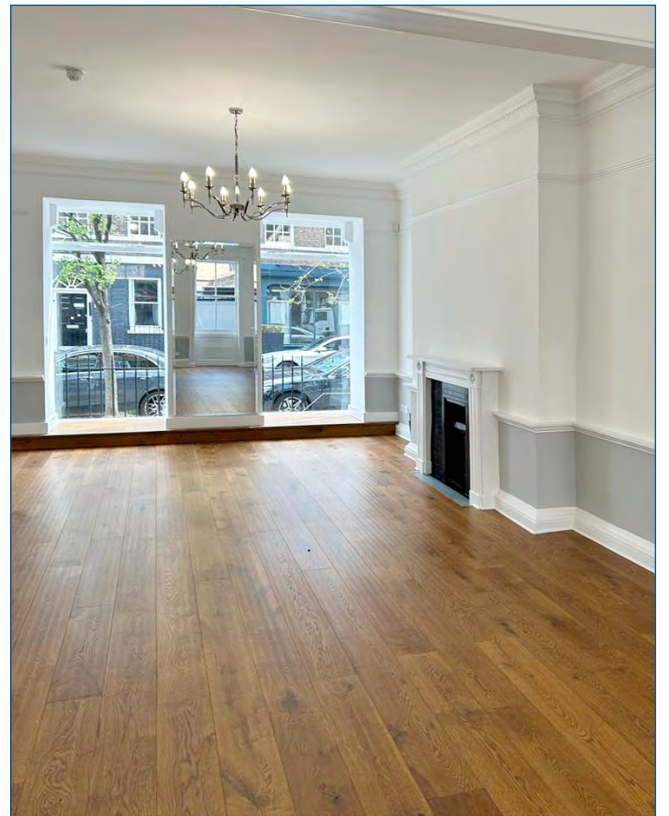
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### FEATURES

- **Comprehensively refurbished throughout.**
- **New wood/tiled flooring.**
- **Fitted kitchens on lower ground and 3rd floors.**
- **New LED lighting.**
- **Fibre enabled (10Gb)**
- **New perimeter trunking.**
- **Part exposed brickwork.**
- **New VRV comfort cooling/heating system throughout.**
- **New sky lights on the ground floor rear.**
- **New shower room.**
- **New private WCs.**
- **Video entry phone.**





### **LEASE**

A new direct lease for a term by arrangement.

### **RENT**

£245,000 per annum exclusive.

### **BUSINESS RATES**

The rateable value for the building is £86,000 for the financial year 2023/24, which equates to rates payable of £45,752. Prospective occupiers are advised to verify this figure themselves.

### **EPC**

B50

### **VIEWING**

Through sole agent:

**Braham Good**  
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PROPERTY CONSULTANTS  
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[www.brahamgood.co.uk](http://www.brahamgood.co.uk)

**ANDREW ROSEN**

M: 07966 138816

D: 020 7487 9797

[arosen@brahamgood.co.uk](mailto:arosen@brahamgood.co.uk)

#### IMPORTANT NOTICE

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