

ECONOMICAL OFFICE FLOOR TO LET



175-176 TOTTENHAM COURT ROAD, LONDON W1
1,053 SQ FT
2ND FLOOR OFFICE TO LET

**175-176 Tottenham Court Road, London W1
1,053 SQ FT
2nd Floor Office To Let**

Location:

The Premises stand on the East side of Tottenham Court Road situated on the corner of Capper Street. The property offers good transport links and is walking distance of Tottenham Court Road, Goodge Street and Warren Street Underground Stations.

Accommodation:

The availability comprises some 1,053 sq ft of economical office space set over the entire 2nd floor, having been recently refurbished offering open plan space with good natural light and air conditioning.

Amenities:

- | | |
|---------------------------|---------------------------|
| ➤ Video Phone Entry | ➤ Male & Female WC's |
| ➤ Perimeter Trunking | ➤ Good Ceiling height |
| ➤ Excellent Natural Light | ➤ Air Conditioning |
| ➤ 24 Hour Access | ➤ 5 Person Passenger Lift |

Lease:

A new lease direct from the Landlord for a term to be agreed.

Rent:

£29.50 per sq ft exclusive

Rates:

Approximately £13.85 per sq ft

Service Charge:

Approximately £4.00 per sq ft

Legal Costs:

Each party to bear their own legal costs.

Possession:

Immediate.

Viewing:

Strictly by appointment through sole agents.

Subject to Contract

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