

**45a Rathbone Street,
Fitzrovia, London, W1T 1NW**



PLUG AND PLAY LG FLOOR OFFICE TO LET | 650 sq ft



Location

45a Rathbone Street is in the heart of Fitzrovia where there is an extensive choice of local amenities including fashionable restaurants and bars. Tottenham Court Road, Goodge Street, Warren Street and Oxford Circus underground stations are all located nearby.

Floor Areas

Floor	sq ft	sq m
Lower Ground Floor	650	60
TOTAL (approx.)	650	60

*Measurement in terms of *NIA

Description

This lower ground floor space has recently been refurbished to provide a modern, 'plug and play' office suite with self-contained entrance, kitchenette and demised WC.

Fitzrovia

Fitzrovia is an upmarket, mixed-use area near London's West End between Bloomsbury and Marylebone. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades have seen the area firmly establish itself as a centre for creative and design conscious occupiers. The area is ideal for those looking for a cheaper alternative to the wider West End, whilst still being in a prime central location.

Rebecca Saxon, Associate Partner

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Georgia Mason, Agency Surveyor

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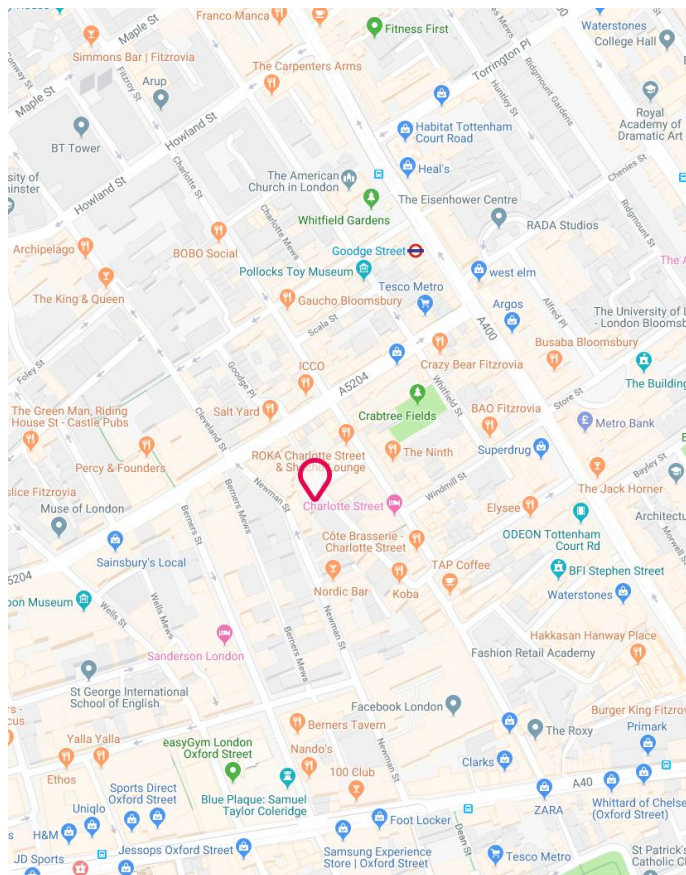
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Subject to Contract January 2019

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Terms

Tenure:	Leasehold
Lease:	A new flexible lease is available
Rent:	£27,500 pax
Rates:	Estimated at £4,075 pa
Service Charge:	Approximately £1,900 pax
EPC Rating:	TBC

Amenities

- Self-contained
- Plug and Play
- Fitted with desks
- New kitchenette
- Demised WC
- Air-conditioning

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