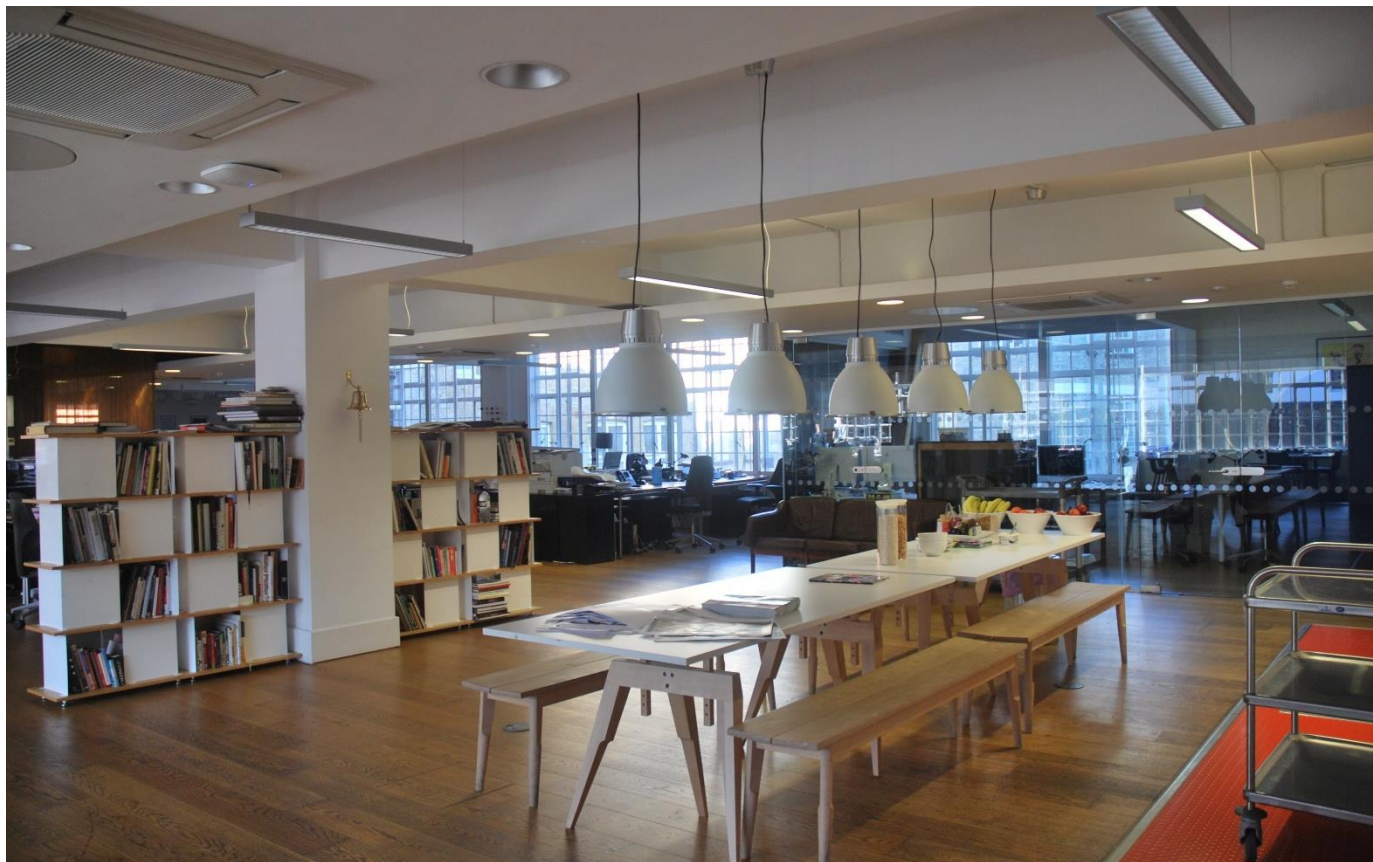


# Elsley House and Elsley Court, 20 - 30 Great Titchfield Street, Noho, London, W1W 8BF



OFFICE TO LET | 3,768 – 17,120 sq ft



## Location

Elsley House and Court are located on the east side of Great Titchfield Street between the junctions with Mortimer Street and Margaret Street, in the heart of NOHO. The immediate area is renowned for its vibrant dining and social scene as well as being home to a number of household names such as Microsoft, Estee Lauder, Engine Group, Double negative and within the next few years Facebook. Oxford Circus Underground is within a short walking distance.

## Description

The available floors provide well presented, fitted out media space within a beautiful Art Deco building refurbished by Great Portland Estates in 2009. Each floor is held on a separate lease and can be offered on a floor by floor basis or as a whole.

## Floor Areas

Floor	Elsley House	Elsley Court	Status
5th Floor	5,968	673	Let
4th Floor	-	2,676	Let
4th Floor	6,676	-	Available
3rd Floor	6,676	-	Let
Ground Floor	-	3,768	Let
Basement	-	3,956	Available
<b>TOTAL (approx.)</b>	<b>19,320</b>	<b>11,073</b>	

\*Measurement in terms of \*NIA

**Paul Dart, Partner**

020 7025 1392

**Rebecca Saxon, Agency Surveyor**

020 7025 1397

**Christos Lemos, Agency Surveyor**

020 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

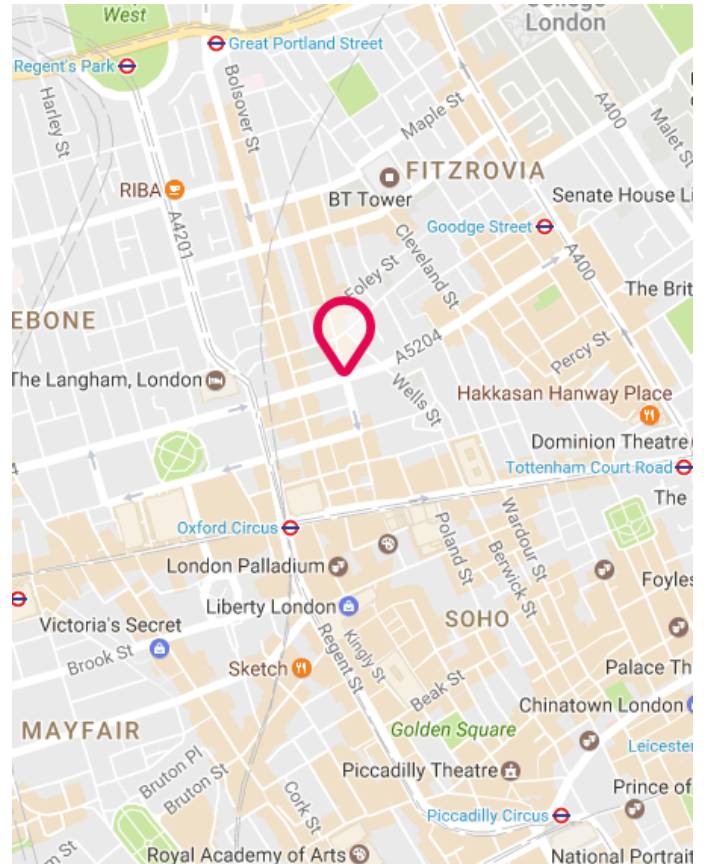
**Subject to Contract April 2017**

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	Assignment of lease(s) until December 2022 or sublease(s) until January 2018. Alternatively, a new lease(s) may be available direct from the Landlord.
Rent:	£52.50 psf pax for sublease/assignment. Rent for a new lease upon application
Rates:	Estimated at £24.23 pas pa 2017/18
Service Charge:	Approximately £9.50 psf pax

## Amenities

- Courtyard entrance
- Security on reception
- Strip raised wooden flooring
- Plastered high ceilings
- VRF cooling
- 8-person passenger lift
- Media style fitted space
- Shower facilities

### Paul Dart, Partner

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Subject to Contract April 2017