

FITTED OFFICES TO LET | 2,560 SQ FT



Location

The Capper Street Estate is located at the heart of the rapidly transforming area around Tottenham Court Road.

172 Tottenham Court Road is situated on the eastern side of Tottenham Court Road, by its junction with Capper Street.

Tottenham Court Road station (Northern, Central and Elizabeth Line (2019), Goodge Street (Northern line) and Warren Street (Victoria line) stations are all close by.

Description

172 Tottenham Court Road is an attractive building which holds a prominent corner position at its junction with Capper Street. The available floors provide efficient, bright office space with plenty of natural light. The offices are predominantly open plan, with glass partitioned meeting rooms/private offices also in situ, and a kitchenette.

Floor Areas

Floor	sq ft	sq m	
3rd Floor	2,560	238	
2nd Floor	2,560	238	LET
Total	2,560	238	

*Measurement in terms of NIA

Tottenham Court Road

Tottenham Court Road is undergoing an extensive regeneration programme to significantly improve the area. This is largely driven by Crossrail, with the Elizabeth Line fully operational by Autumn 2019. The main road will become two way to traffic, reducing congestion and air pollution and speeding up bus routes.

There will be new, safer provision for cyclists, as well as new and regenerated public green spaces. The project will provide safer, greener and more attractive streets for residents, visitors and local businesses.

Suzy Link, Senior Surveyor

📞 020 7025 8940

Georgia Mason, Agency Surveyor

📞 020 7025 8945

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 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 August wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2018

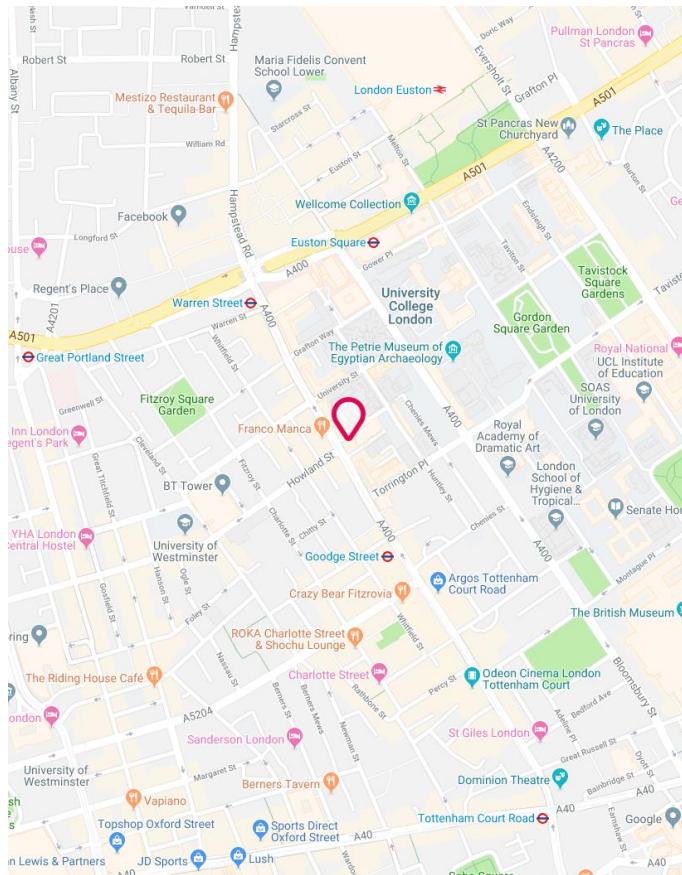
Capper Street Estate, 172 Tottenham Court Road, Fitzrovia, London, W1T 7DL



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CGI for indicative purposes only



Terms

Tenure:	Leasehold
Lease:	New leases directly from the landlord.
Rent:	£59.50 psf pax
Rates:	Approx £22.00 per sq ft
Service Charge:	£7.00 inc estate charge
EPC Rating:	TBC

Amenities

- Plaster ceilings
- Raised floors
- Air cooling (perimeter)
- Passenger lift
- 24 hour access
- Bicycle storage

Suzu Link, Senior Surveyor

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