

OFFICE TO LET | 2,134 sq ft



Location

8-12 Hanway Place is positioned just a 2 minute walk away from Tottenham Court Road Underground Station giving easy access to Crossrail, the Northern Line and the Central Line.

It's close proximity to both Tottenham Court Road and Oxford Street means that it benefits from the extensive selection of restaurants, retail provisions, bars and pubs located nearby, as well as the many transport links available.

Description

Self-contained office space split over 2 floors moments away from Tottenham Court Road station in a quiet location. This building offers two floors of open office space with one large meeting room and kitchenette.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	1043	96.9
1 st Floor	1091	101.4
TOTAL (approx.)	2,134	198.3

*Measurement in terms of *NIA

Noho/Fitzrovia

Noho is the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street. Also often referred to as Fitzrovia. Centred between Market Place to the east and Charlotte Street to the West, the area encompasses many highly regarded bars and restaurants. Over the last two decades the area has firmly establish itself as the centre of the British television production, fashion, architecture and media industries as well as attracting many leading creative and design conscious occupiers, it can also herald hosting the HQ's of Facebook, the BBC and many more

Paul Dart, Partner

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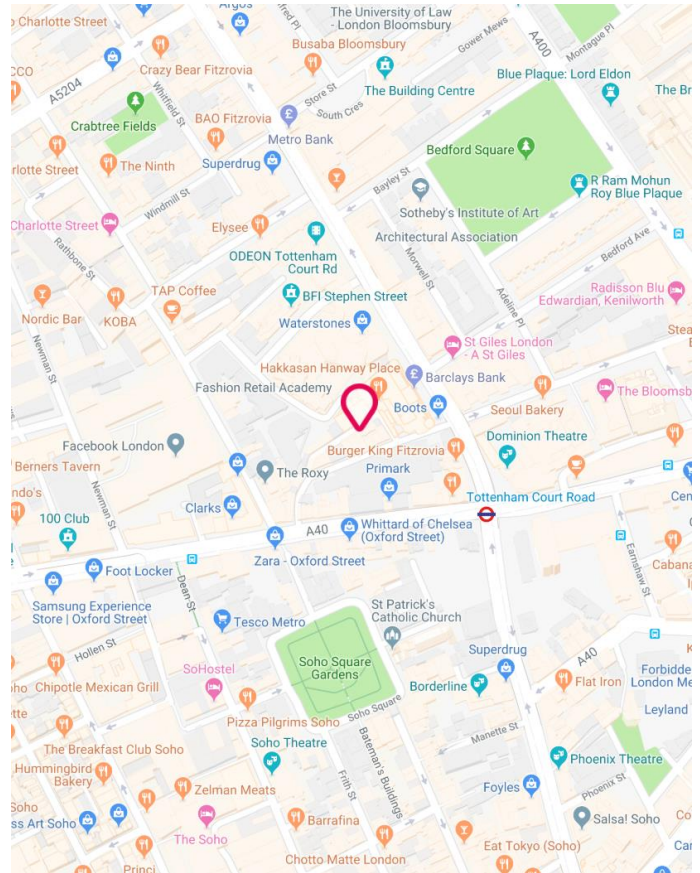
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Subject to Contract April 2019

8-12 Hanway Place, Fitzrovia, London, W1T 1HD



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Terms

Tenure:	Leasehold
Lease:	A sublease available up until 23rd June 2024.
Rent:	£49.50 psf pax
Rates:	Estimated at £25.00 psf pa
Service Charge:	Approx. £7.00 psf pax 2018/19
EPC Rating:	TBC

Amenities

- Self-contained
- 2 private WCs
- A large meeting room
- Air conditioning
- Kitchenette
- Open plan office space
- Passenger lift
- Quiet location

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