



### Location

The property is located on the north side of the highly sort-after semi-pedestrianized Market Place, between Great Portland Street and Great Titchfield Street. The area is well known for its vibrant café culture and is well served by numerous restaurants, bars and retail outlets. Oxford Circus Underground Station is within a few minutes walking distance.

### Description

The 1<sup>st</sup> floor office is accessed via a spacious entrance foyer and then by a wide communal stair and passenger lift. The space is currently, entirely open plan with a separate fitted kitchen and with two separate points of access onto the floor itself. WCs and on the half landings.

The space benefits from good natural light from both the front and rear of the property and feature parquet flooring.

### Floor Areas


Floor	sq ft	sq m
1 <sup>st</sup> floor	1,770	164.4
TOTAL (approx.)	1,770	164.4

\*Measurement in terms of \*NIA

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street.

Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative and design conscious occupiers.

Rhys Evans, Partner

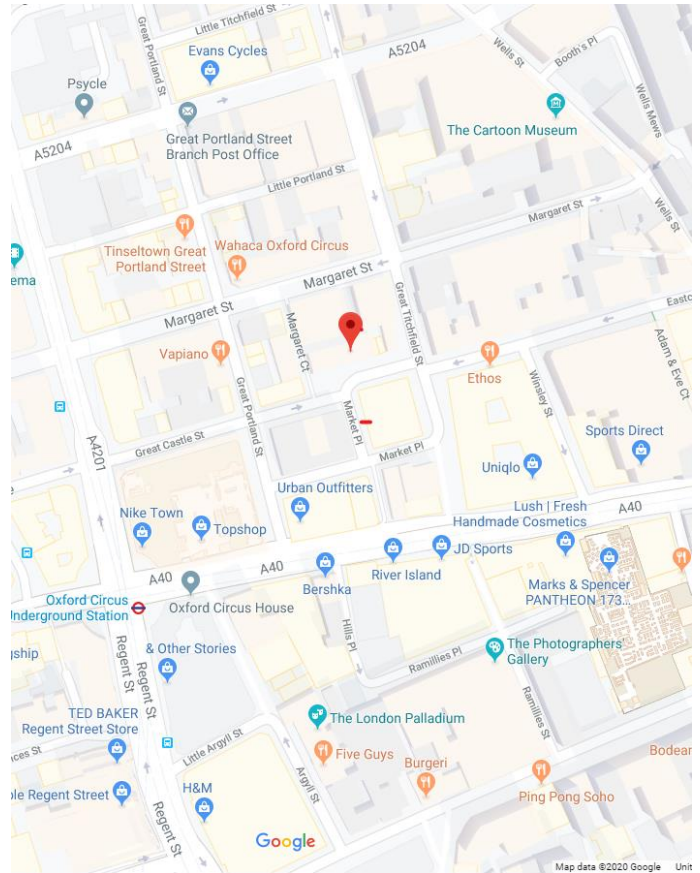
 020 7025 1393

Joint Agents: Argile Real Estate

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 January 2020

OFFICE TO LET | 1,770 sq ft



## Terms

Tenure:	Leasehold
Lease:	An assignment of the lease until 17 <sup>th</sup> March 2023 outside the Act. A new lease may be available from the landlord.
Passing Rent:	£60.00 psf pax
Rates:	c.£25.00 psf
Service Charge:	c.£13.00 psf pax
EPC Rating:	C65

## Amenities

- Spacious entrance foyer
- Passenger lift
- Natural light throughout
- Attractive feature skylight
- Original parquet flooring
- Air conditioning
- Kitchen
- Perimeter trunking

Rhys Evans, Partner

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Joint Agents: Agile Real Estate 020 7078 7830

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