

OFFICES TO LET | FITTED AND REFURBISHED | FLOORS OF c.600 – 900 SQ FT



Location

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

177 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

The 3rd to 6th floors have been refurbished to provide bright office space with wood flooring, feature exposed brick walls, new LED lighting and air cooling/heating.

The 5th and 6th floors have been fitted out by the landlord to provide new desking and meeting rooms as well as demised kitchens.

These suites are ideal for a young or expanding business seeking efficient space in a great location.

Floor Areas


Floor	sq ft	sq m	Status
6th Floor	620	58	Fitted
5th Floor	870	81	Fitted
4th Floor	850	79	Refurbished
3rd Floor	845	78.5	Refurbished
Total	3,185	296.5	

*Measurement in terms of NIA


Area

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.

Paul Dart, Partner

 020 7025 1392

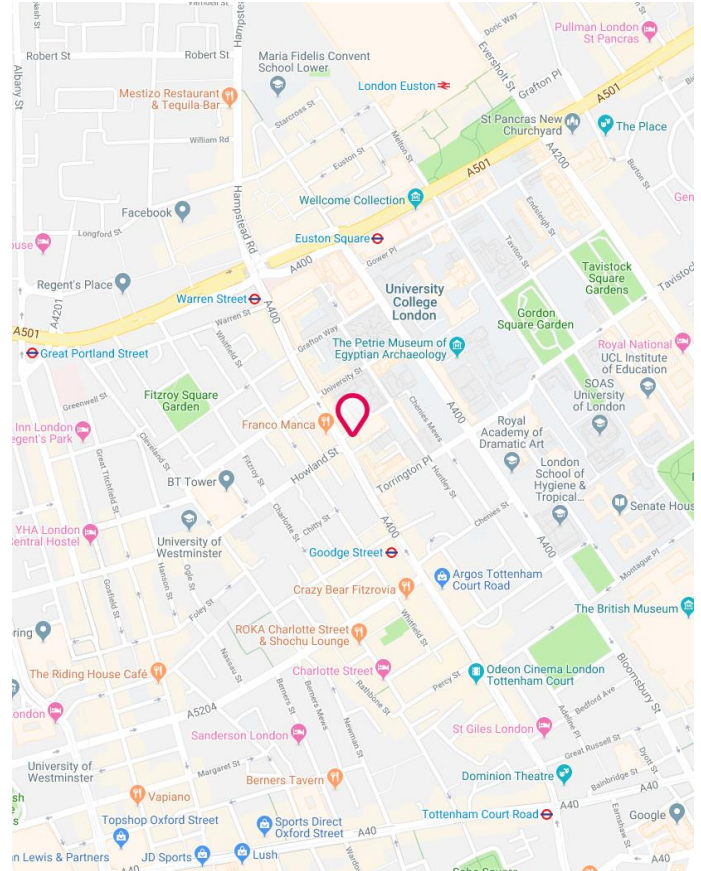
Rebecca Saxon, Associate Partner

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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 April 2020

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Terms

Tenure:	Leasehold
Lease:	New leases directly from the landlord.
Rent:	Landlord fitted - £67.50 psf pax Refurbished - £57.50 psf pax
Rates:	Estimated between £17.21 - £18.31 psf pa (2020/21)
Service Charge:	£7.00 psf pax inc estate charge
EPC Rating:	D

Amenities

- Fitted 5th and 6th floors with desks, meeting room and kitchen
- 5th floor – 14 desks, 1 meeting room
- 6th floor – 11 desks, 1 meeting room
- Wooden floors
- Exposed brick
- New LED lighting
- Air cooling
- Plaster ceilings
- Reception under refurbishment
- Passenger lift
- 24 hour access

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