

REFURBISHED OFFICES TO LET | FLOORS FROM 1,015 SQ FT



Location

The Capper Street Estate is located at the heart of the rapidly transforming area around Tottenham Court Road. 175 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 (2020), Goodge Street (Northern line) and Warren Street (Victoria line) stations are all close by.

Description

The available floors offer bright, refurbished office space with a dual aspect, providing plenty of natural light.

The building is undergoing a comprehensive refurbishment to provide art deco style floors with smart common parts and an improved entrance.

Floor Areas


Floor	sq ft	sq m	Status
5th Floor	1,028	95	Available
4th floor	1,015	94	Available
2nd Floor	1,072	100	Available
Total	3,115	289	

*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 Q4 2020. The main road is now two way to traffic, reducing congestion and air pollution and speeding up bus routes. There are safer provisions 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.

Paul Dart, Partner

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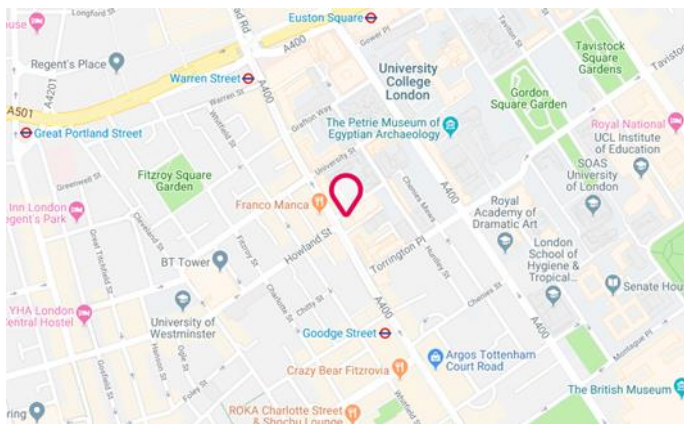
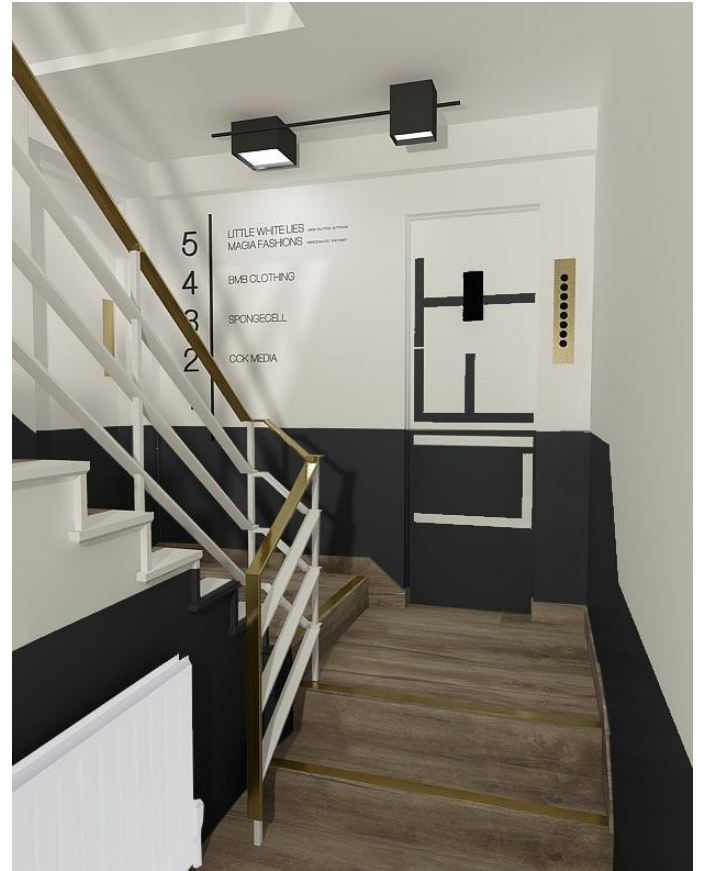
Rebecca Saxon, Associate Partner

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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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CGI for indicative purposes only

Terms

Tenure:	Leasehold
Lease:	New leases directly from the landlord.
Rent:	£57.50 psf pax
Rates:	Estimated between £19.05 - £21.18 psf pa (2020/21)
Service Charge:	Estimated at £7.00 psf inc estate charge
EPC Rating:	TBC

Amenities

- Transforming West End location
- Building undergoing refurbishment
- Art Deco style
- Raised floors
- Air cooling
- LED lighting
- Passenger lift
- 24 hour access

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