

4 Morwell Street
Bloomsbury, London, WC1B 3AR

 **Monmouth
Dean**

OFFICE TO LET – SHORT TERM LEASE - 6,223 sq ft



Location

4 Morwell Street is situated in a quiet position behind Tottenham Court Road, close to its junction with Bayley Street. All the amenities of Charlotte Street and Soho are within close proximity. Transport links are excellent with Tottenham Court Road tube station (Northern, Central & shortly the Elizabeth line) a short walk away. The area is also very well served by numerous bus routes.

Floor Areas


Floor	sq ft	sq m
2 nd Floor	2,156	200
1 st Floor	2,194	204
Ground Floor	966	90
Basement	907	84
TOTAL (approx.)	6,223	578

*Measurement in terms of *NIA

Description


Short term lease available on this self-contained building at minimal rent. The floors are fitted in a cellular configuration and available immediately.

Ray Walker, Partner

 020 7025 1399

Joint Agents: Knight Frank

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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

Subject to Contract August 2020

 020 7025 1399

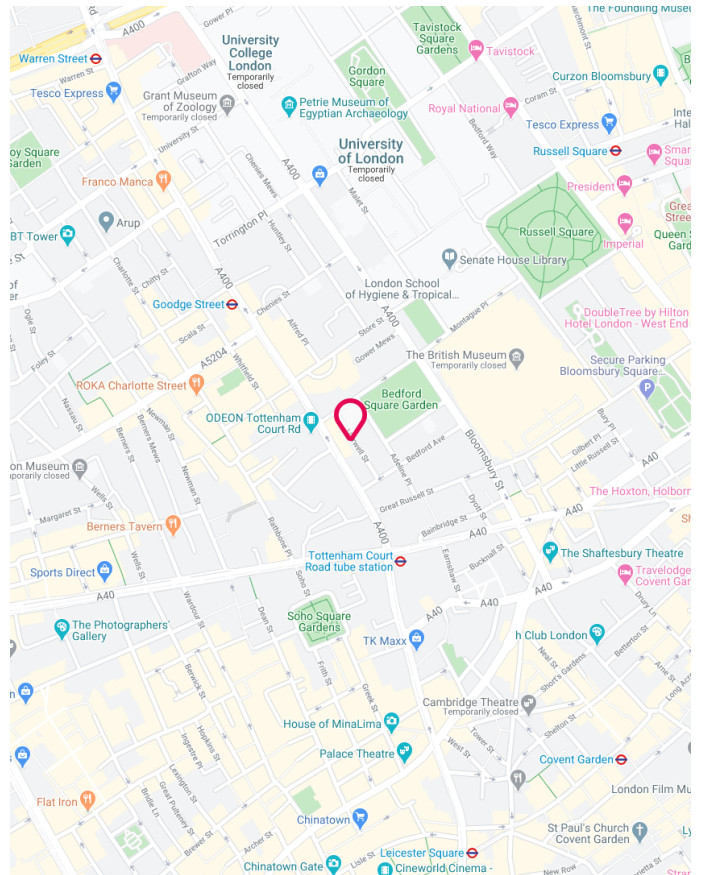
 4 Golden Square London W1F 9HT

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OFFICE TO LET | 907 – 6,223 sq ft



Terms

Tenure:	Leasehold
Lease:	Short term lease available direct from the Landlord with rolling breaks from May 2021.
Rent:	£9.99 per sq ft excl.
Rates:	£18.85 per sq ft payable (approx)
Service Charge:	Not applicable – self-contained
EPC Rating:	TBC

Amenities

- Self-contained
- Building security
- 24-hour access
- Passenger lift

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rwalker@monmouthdean.com

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