

7-8 Market Place, Fitzrovia, London, W1

£100,000 PREMIUM AVAILABLE | 1,770 sq ft



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 1st 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 st 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

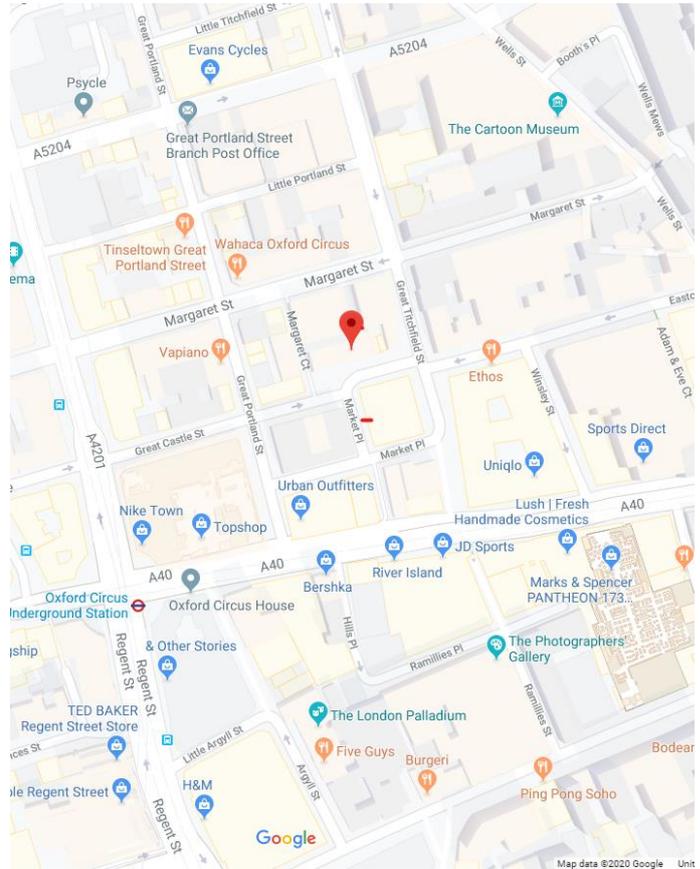
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties 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

020 7025 1390

4 Golden Square London W1F 9HT

OFFICE TO LET | 1,770 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment of the lease until 17 th March 2023 outside the Act. A new lease may be available from the landlord.
Net Rent:	ONLY £30.00 psf pax on assignment
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

📞 020 7025 1393

✉️ revans@monmouthdean.com

Joint Agents: Agile Real Estate 020 7078 7830

Applicants are advised to make their own enquiries 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2020