

OFFICES TO LET | SELF CONTAINED HQ BUILDING 5,527 SQ FT



Location

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

178 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


178 Tottenham Court Road provides an excellent opportunity to acquire a self-contained HQ office building in central London. The building has 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. The sixth floor also benefits from a private roof terrace.

Floor Areas

Floor	sq ft	sq m	Status
6th Floor	620	58	Fitted
5th Floor	870	81	Fitted
4th Floor	850	79	
3rd Floor	845	79	
2nd Floor	1,172	109	
1st Floor	1,170	109	
Total	5,527	514	


*Measurement in terms of NIA

Paul Dart, Partner

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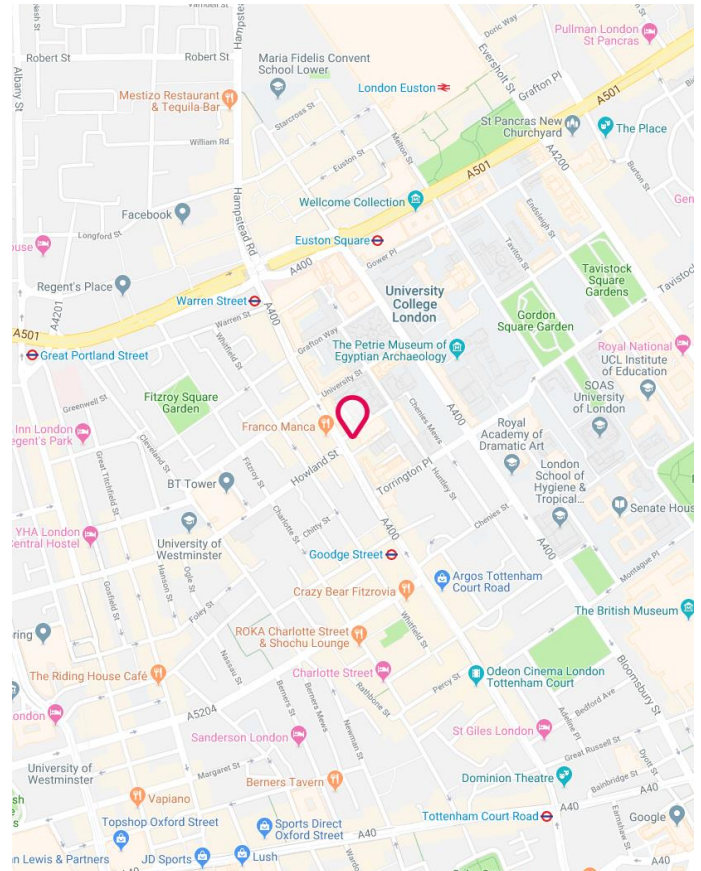
Rebecca Saxon, Associate Partner

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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 February 2021

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Terms

Tenure:	Leasehold
Lease:	New lease directly from the landlord.
Rent:	£55.00 psf pax
Rates:	Estimated £17.90 psf pa (2020/21)
Service Charge:	Approximately £1.50 psf pax
EPC Rating:	D

Amenities

- Modern self-contained HQ style building
- Roof terrace (sixth floor)
- 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
- Refurbished reception
- Passenger lift
- 24 hour access

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