

118-120 Great Titchfield Street,
Fitzrovia, London, W1W 6SS



OFFICE TO LET | 1,400 sq ft of loft style fitted offices



Location

118-120 Great Titchfield Street is situated on the East side of Great Titchfield Street, close to the junction with New Cavendish Street. The building is very well connected with Tottenham Court Road (Northern, Central lines and soon to be Elizabeth line), Oxford Circus (Victoria, Central and Bakerloo lines) and Goodge Street (Northern line) underground stations all within easy walking distance.

Description

The 4th floor provides bright open plan office accommodation benefitting from a separate meeting room, kitchenette and WCs. The office provides excellent loft/warehouse style features with exposed brick and beams and fantastic floor to ceiling height. The furniture can be left in situ or can be removed.

Floor Areas

Floor	sq ft	sq m
4 th floor	1,400	130
TOTAL (approx.)	1,400	130

*Measurement in terms of *NIA

Fitzrovia

"Fitzrovia" after Fitzroy Square, describes the creative, media & professional commercial area to the north of Oxford Street (AKA Noho i.e. "North Soho"), formerly the "Rag Trade" district.

The bars and restaurants along Charlotte St. and Great Titchfield St. are inspiring. The last 30 years have seen the area establish itself as the centre for the television production industry & also attracts other creative, professional and design conscious occupiers. In 2020 Netflix acquired their new HQ on Berners St. & Facebook acquired Berners Place in 2018.

Paul Dart, Partner

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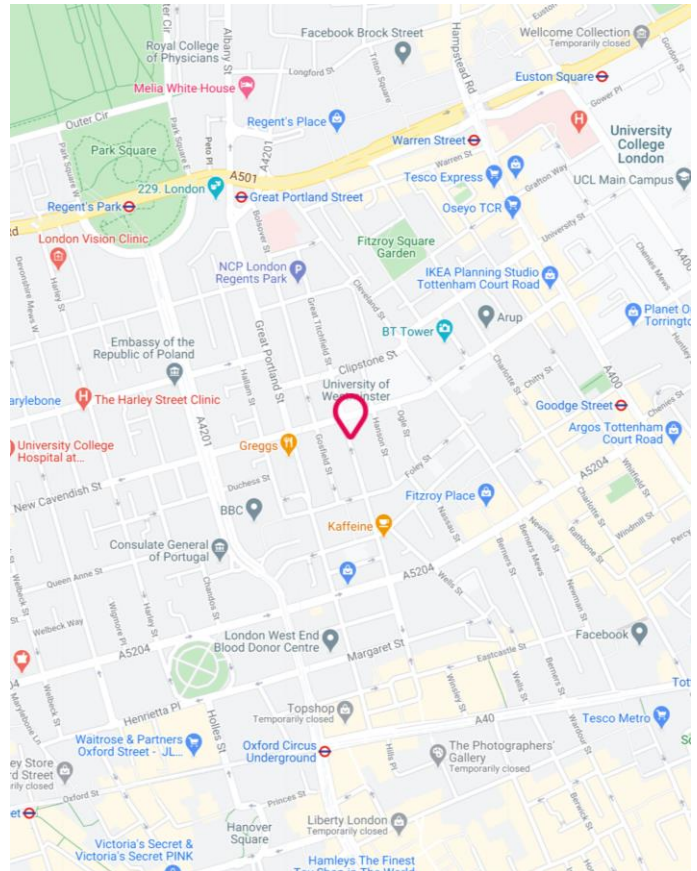
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract March 2021

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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to 13 th March 2023. A new lease from the landlord may be available.
Passing Rent:	£58,000 per annum exclusive (£41.43 psf pax)
Rates:	Estimated at £14.45 psf pa (2020/21)
Service Charge:	Approximately £5.00 psf pax
EPC Rating:	TBC

Amenities

- Furniture can be left in situ
- Air cooling
- Loft/warehouse features
- Excellent natural light
- Open plan with meeting room space
- Kitchenette
- Demised WCs
- Exposed brick
- Fibre connectivity

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