LONIC
020 7486 0900
LONDON & NEW YORK

1ST FLOOR (REAR)
85 GREAT TITCHFIELD STREET
W1W 6RJ

SELF CONTAINED NEWLY REFURBISHED MEDIA STYLE OFFICE TO LET IN THE HEART OF FITZROVIA

1,200 SQ. FT. / 111 SQ. M.

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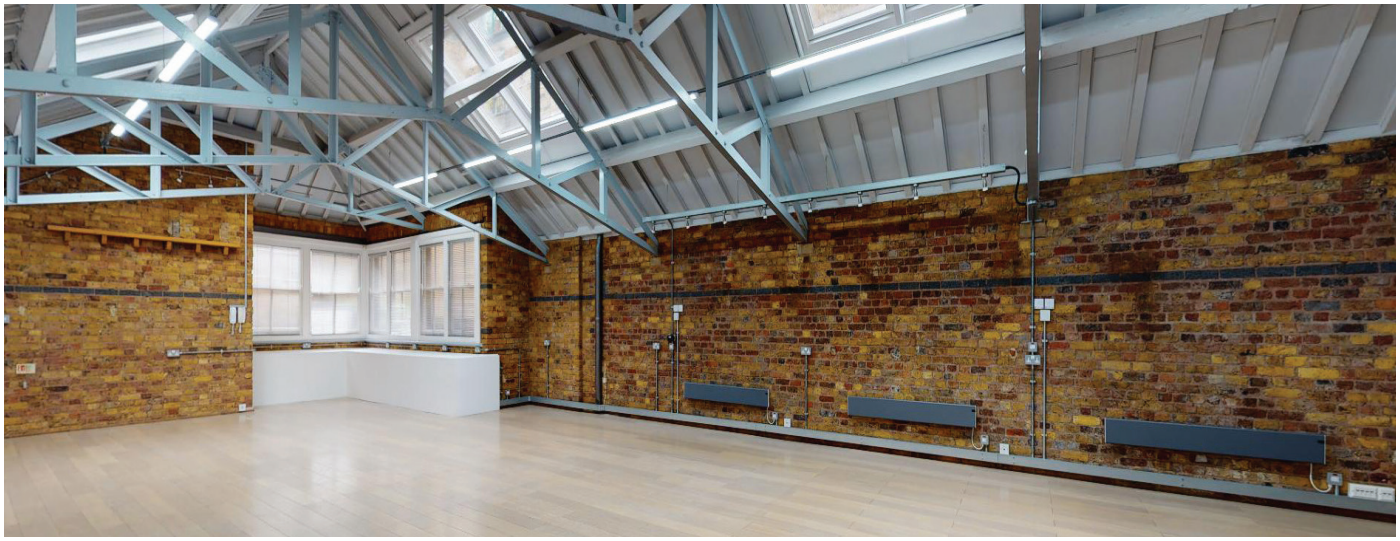

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APPROXIMATE COSTS

Sq. Ft. Sq. M.	Rent PA Rent Per Sq. Ft.	Business Rates Payable PA Per Sq. Ft.	Total PA PCM
1,200 111	£67,200 £56.00	£19,900 £17.00	£87,100 £7,258

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LOCATION

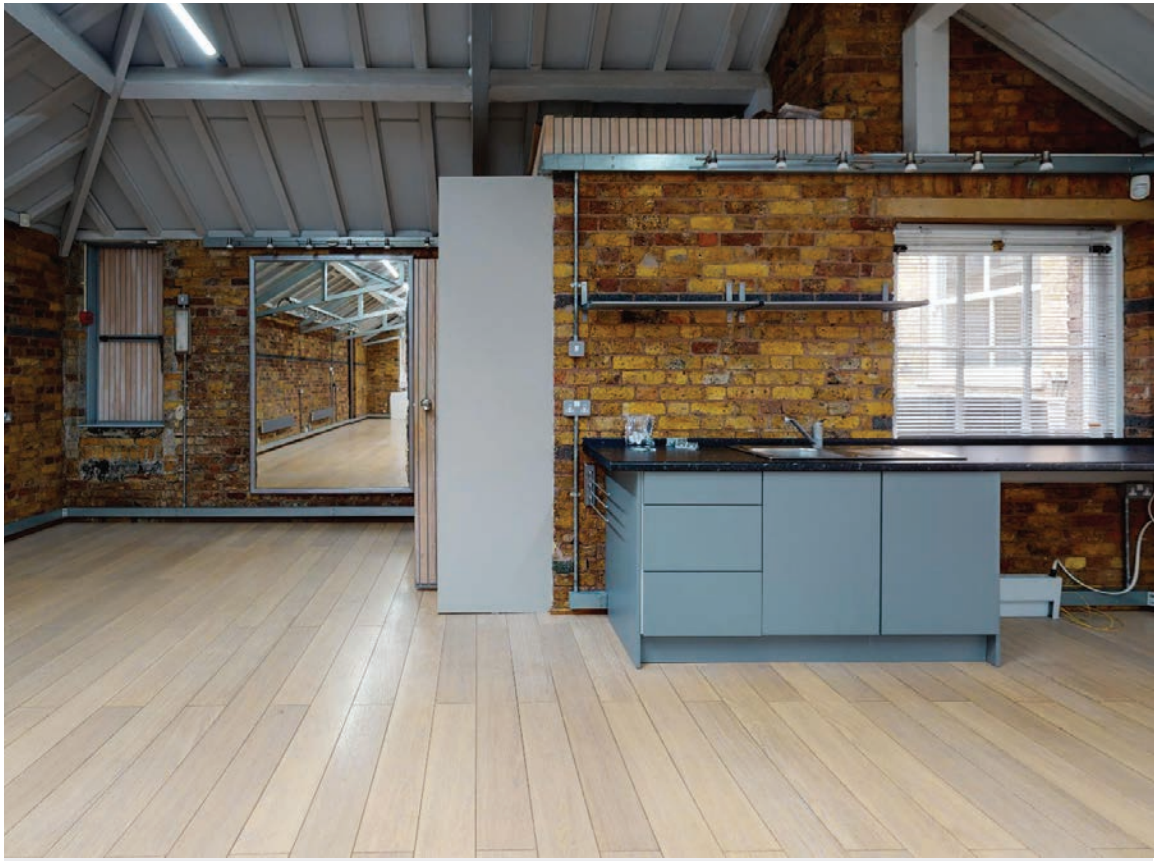
The property is located on the west side of Great Titchfield Street, which runs north of Great Titchfield Street, at the junction with Langham Street and Foley Street. Oxford Circus, Goodge and Great Portland Street underground stations are all within a 5 minute walk.

ACCOMMODATION

Bright first floor suite which has been fully refurbished, including new skylights, wall mounted radiators heaters, LED lighting, wood flooring, aluminium blinds as well as new worksurfaces to kitchen and toilet area.

LEASE

A new lease direct with the Landlord. The lease will be excluded from the 1954 Landlord & Tenant Act.



AMENITIES

- Steel Trussed Pitched Roof With Roof Lights
- Exposed Brick
- Bluetooth Controlled Double Glazed Skylights
- BEMS (Building Energy Management System)
- Wall Mounted Heaters
- LED Lighting
- Wood Flooring
- Aluminium Blinds
- New Worksurfaces to Kitchen & Toilet Area

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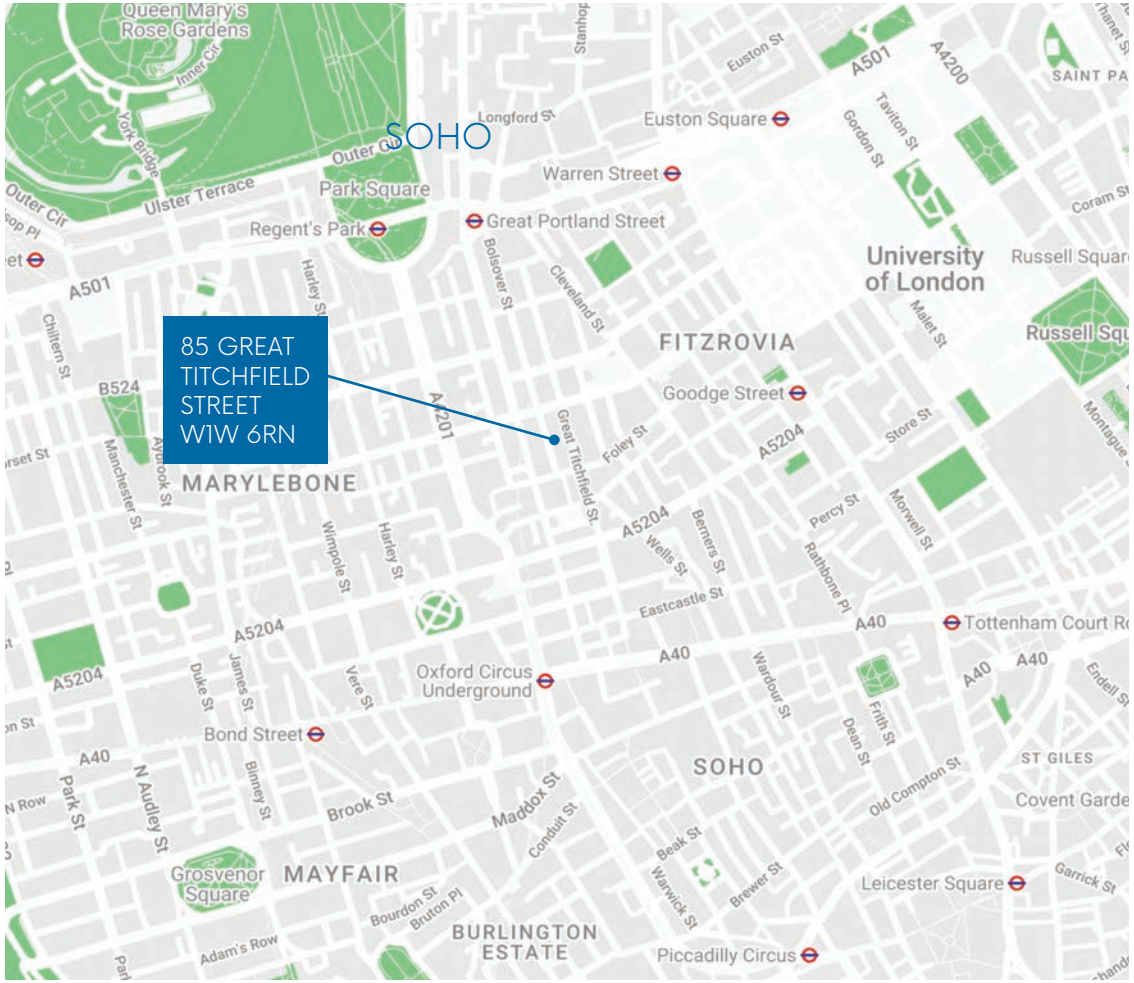

VIEWINGS

Viewings strictly by appointment through sole agents:

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020 7486 0900
07811 100 622
jn@lonic.uk

Michael Firestone
020 7486 0900
07909 224 095
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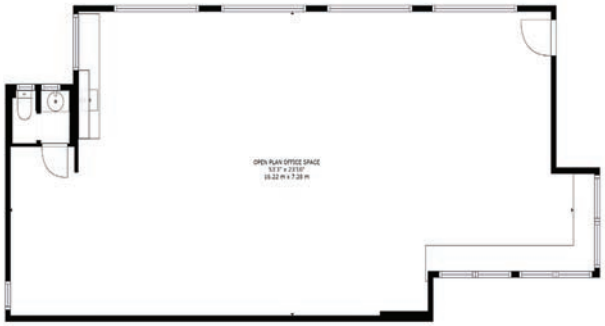

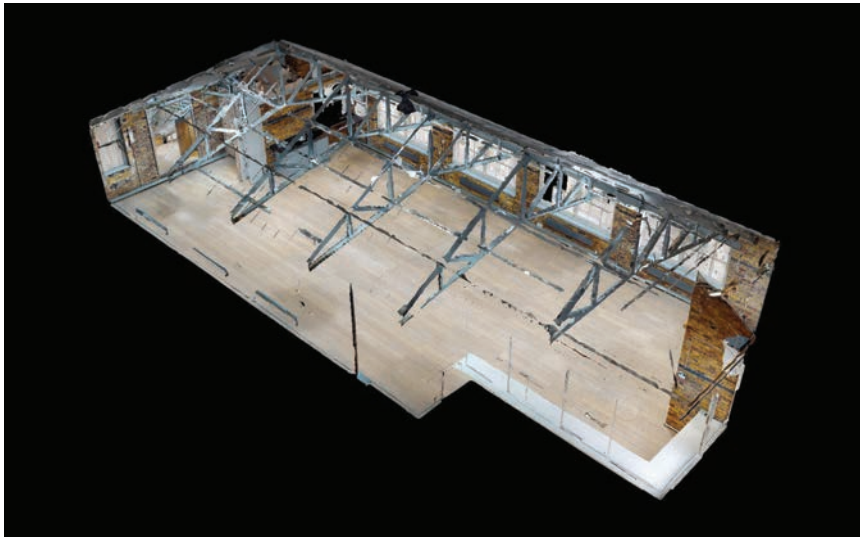

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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