

1,400 SQ FT

### **HIGHLIGHTS:**

- Plug & Play
- Loft/Warehouse features
- Great natural light with windows at front & back
- Open plan office space
- Kitchenette
- Demised WCs
- Scope to install 2 meeting rooms





#### LOCATION:



The office is well located on the East side of Great Titchfield Street with a range of amenities nearby, including restaurants, bars, cafes and various shopping outlets with proximity to Oxford Street.

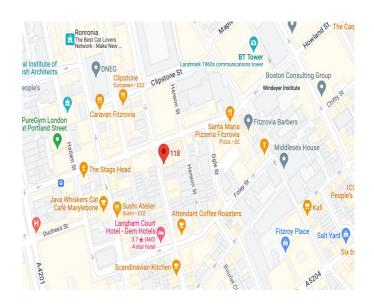
Great Portland Street, Warren Street, Goodge Street, Oxford Circus and Tottenham Court Road stations are all within a short walk of the building.

#### **DESCRIPTION:**



This office offers a high specification, fully furnished space with great natural light in a spacious open plan setting.

A spacious setting, with scope to build meeting rooms if necessary, while furniture can be left in situ should it be required.



#### **TERMS:**



Available by way of an assignment or flexible sublease until October 2024. A new lease is available direct with the landlord.

#### EPC:



An EPC is available on request

### **VIRTUAL TOUR:**



Click here to view virtual tour

#### FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	<b>Total</b> (pa)	Total (pcm)
3 <sup>rd</sup>	1,400	£46.43	£4.03	£20.11	£98,798	£8,233.17

#### **VIEWINGS:**

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Matt Mannix

Email: mmx@makingmoves.london Tel: 07771180072 or 020 3595 3121

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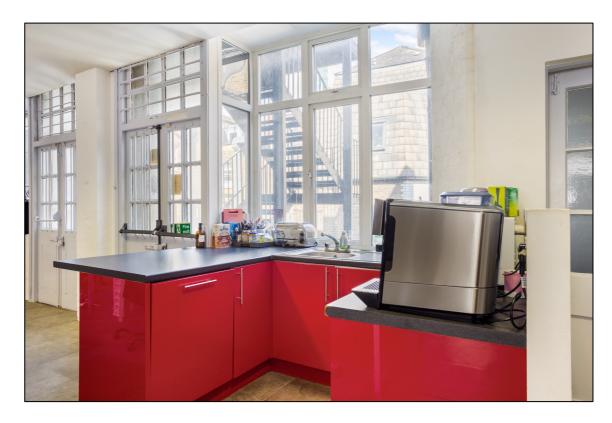
















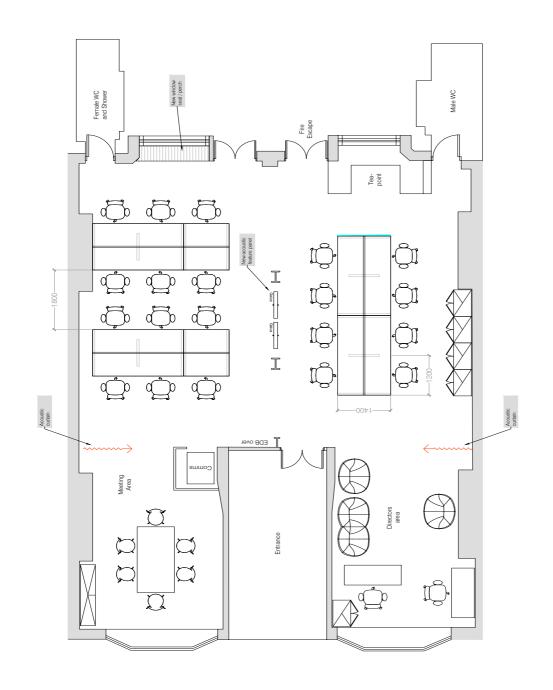












SKETCH LAYOUT 03



## **HEAD OFFICE**

19 Willow Street London EC2A 4BH

## **WEST END**

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