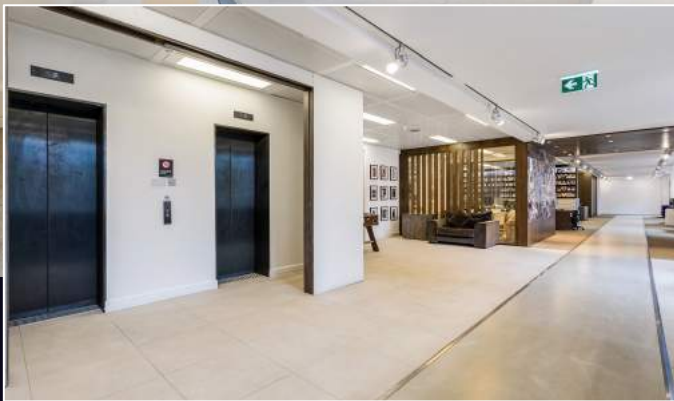
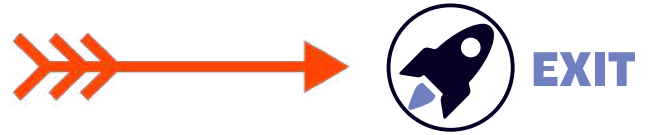




MAKING MOVES



**1ST FLOOR,
27-35 MORTIMER STREET,
LONDON,
W1T 3JF**

5,800 SQ FT

HIGHLIGHTS:

- Plug & Play
- High Ceilings
- Good Natural Light
- Meeting Rooms and Board Rooms
- Lift Access
- Demised Reception Area
- Impressive Manned Reception Entrance
- Bike Storage, Showers and Car Parking

WE ARE OFFICES

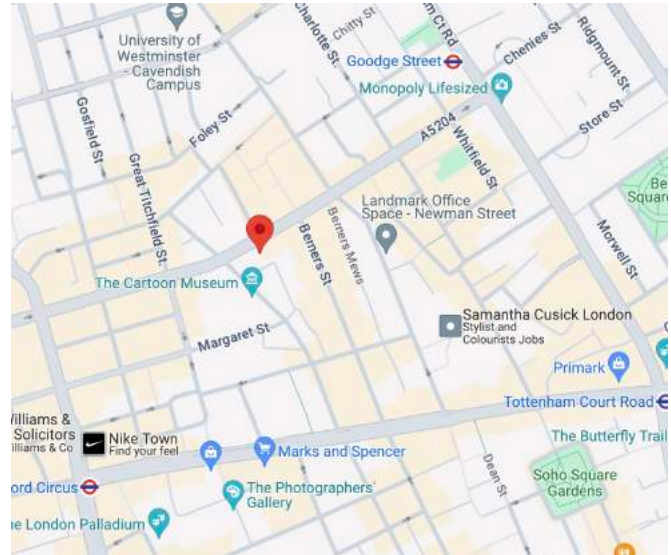
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is centrally located within the bustling fashion and media hub, nestled on the southern side of Mortimer Street, between Great Titchfield Street and Great Portland Street. There is an abundance of restaurants, bars and cafes in the vicinity.

The office benefits from excellent transportation connections, as both Oxford Circus and Tottenham Court Road Stations are just a stone's throw away.



DESCRIPTION:



This unique office offers a high specification, fully furnished space with two open plan desking areas and multiple meeting rooms and board rooms.

The space boasts great levels of natural light and high ceilings, with direct lift access onto the floor and both a demised reception area, as well as an attractive building foyer.

The building benefits from communal bike storage, showers and a carpark.

TERMS:



Available by way of an assignment or sublease until May 2032, with a break option in May 2027.

A new lease is available with the Landlord.

EPC:



EPC available on request.

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
1 st	5,800	£78.00	£15.00	£30.70	£717,460	£59,788

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Rachel Stead
Email: Rachel.stead@makingmoves.london
Tel: 07471 998 225 or 020 3595 3121

28/04/2020 Misrepresentation Act 1967: Making Moves London Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Making Moves London Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The VAT position relating to the property may change without notice. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.





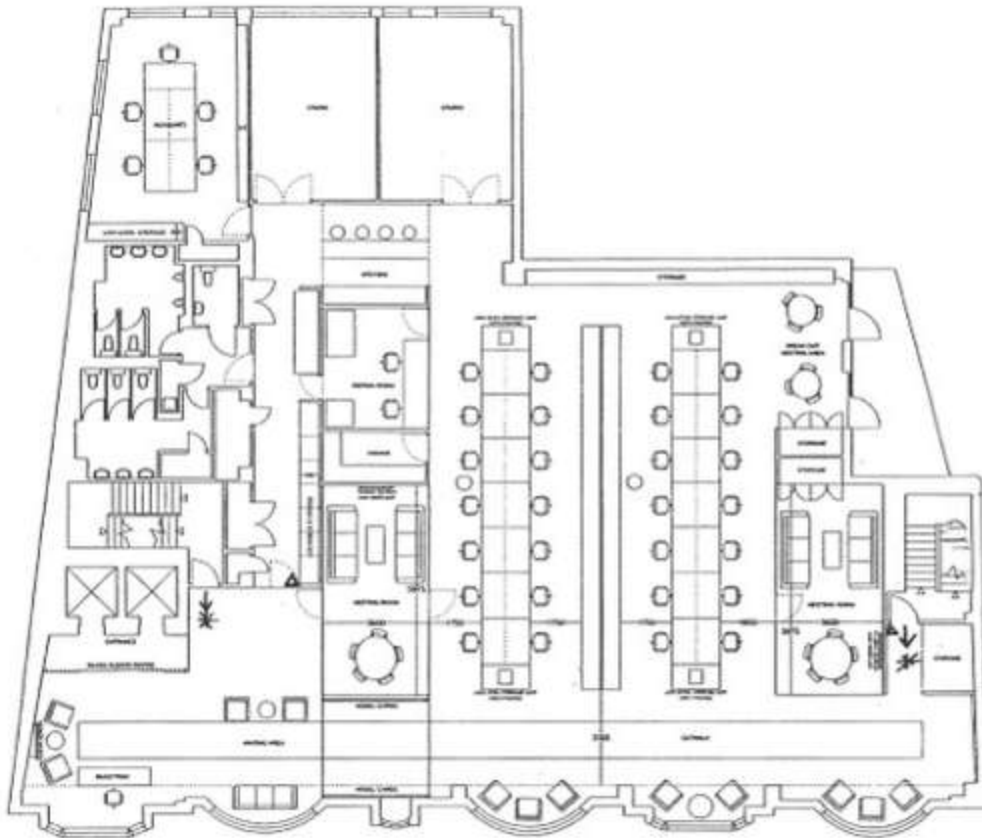


MAKING MOVES

**1ST FLOOR, 27-35 MORTIMER STREET,
LONDON, W1T 3JF**



EXIT



SELECT MODEL MANAGEMENT

THE INTERIORS GROUP
Building on your design

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

