

# FITTED OFFICE SPACE - TO LET

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**177/178 TOTTENHAM COURT ROAD**  
**1,165 SQ FT**  
**2<sup>ND</sup> FLOOR TO LET**

**177-178 Tottenham Court Road, London, W1  
1,165 SQ FT  
Offices To Let**

**Location:**

The Premises stand on the East side of Tottenham Court Road. The property offers good transport links and is within walking distance of Tottenham Court Road, Goodge Street and Warren Street Underground Stations.

**Accommodation:**

The availability comprises a total of 1,165 sq ft of fitted office space on the 2<sup>nd</sup> floor. The floor is arranged in a mainly open plan configuration, with one large glass partitioned meeting room and a fitted kitchen in situ.

**2<sup>nd</sup> Floor - 1,165 sq ft**

**Amenities:**

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|---------------------------|----------------------------------|
| ➤ Video Phone Entry       | ➤ Male & Female WC's             |
| ➤ Wooden floors           | ➤ Glass Partitioned meeting room |
| ➤ Perimeter Trunking      | ➤ Fitted Kitchen                 |
| ➤ Excellent Natural Light | ➤ Good Ceiling height            |
| ➤ 24 Hour Access          | ➤ Air Conditioning               |
| ➤ Suspended lighting      | ➤ 5 Person Passenger Lift        |

**Lease:**

A new lease direct from the Landlord for a term to be agreed.

**Rent:**

£34.00 per sq ft exclusive

**Rates:**

c.£13.00 per sq ft

**Service Charge:**

c.£5.00 per sq ft

**Legal Costs:**

Each party to bear their own legal costs.

**Possession:**

Immediate.

**Viewing:**

Strictly by appointment through sole agents.

**Subject to Contract**

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