

BRIGHT 4TH FLOOR FITZROVIA OFFICE TO LET

40 MORTIMER STREET, FITZROVIA, LONDON, W1W 7RQ

458 SQ. FT.



LOCAL OCCUPIERS

Kaffeine

Sainsbury's




 ScandiKitchen

[CLICK HERE FOR 3D TOUR](#)

LOCATION

Located in the heart of Fitzrovia, 40 Mortimer Street is surrounded by a wide array of café's, eateries and public houses. It is accessible by all major transport links and short walk to Oxford Circus and Goodge Street Underground Stations.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

The 4th floor office has undergone a light refurbishment, to provide open plan comfort cooled office accommodation with good natural light and wooden floors. The building's common parts are also due to be refurbished with a minimalist and contemporary motif.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

RENT

£28,000 per annum exclusive

SERVICE CHARGE

Circa £11.25 psf

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £16,750

Interested parties are advised to make their own enquires.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AMENITIES

- Air Conditioning
- New Lighting
- Good Natural Light From 2 Sides
- Entry Phone System
- Wooden Flooring
- Passenger Lift
- WC's
- Kitchenette

Floor	m ²	ft ²
4 th Floor	97.17	458

VIEWINGS:

Through Robert Irving Burns or Edward Charles

Henry Bacon Tel: 020 7927 0646

Email: henry@rib.co.uk

Jonny Novick Tel: 020 7927 6575

Email: jonny@rib.co.uk

Elliot Simmons Tel: 020 7927 6339

Email: elliott@rib.co.uk

Or

Jamie Shuttle Tel: 020 7009 2300

Email: shuttle@edwardcharles.co.uk

Ian Bradshaw Tel: 020 7009 2300

Email: ibradshaw@edwardcharles.co.uk