

3rd FLOOR OFFICE AVAILABLE TO LET IN FITZROVIA 40 MORTIMER STREET, LONDON, W1W 7RQ 466 SQ. FT.



This photo is indicative to what the 3rd floor will look like

LOCAL OCCUPIERS

Kaffeine

Sainsbury's



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 a short walk to Oxford Circus & Goodge Street Underground Stations.

GOOGLE MAPS

[LINK](#)

DESCRIPTION

The 3rd 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.

SERVICE CHARGE

£5,250 per annum

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Payable Rates: £12,000

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.

FLOOR AREA & RENT

Floor	m ²	ft ²	Rent (per annum exclusive)
3rd	43.30	466	£28,000

AMENITIES

- Fully Refurbished
- New Air Conditioning
- New LED Lighting
- Parquet Wood Floor
- Good Natural Light
- Entry Phone System
- Kitchenette
- Demised WC'S
- New Metal Trunking
- Immediate Access To G Network Fibre

VIEWINGS

Through Robert Irving Burns & Edward Charles

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