

**INCLUSIVE RENTAL PACKAGE WITH FLEXIBLE LEASE- BRIGHT
REFURBISHED 2nd FLOOR FITZROVIA OFFICE TO LET
6 MARKET PLACE, FITZROVIA, LONDON, W1W 8AF
313 SQ. FT.**



LOCATION

The property is located on the north side of the highly sought-after semi pedestrianised Market Place Piazza, between Great Portland Street and Great Titchfield Street. Oxford Circus Underground Station is within a few minutes walking distance. Nearby restaurants include Carluccios, Honest Burger, Elan, Ethos, Cote & ITSU.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

The 2nd floor office has recently been refurbished and is accessed via a communal staircase with the property benefitting from shared WCs and kitchenette. The office itself benefits from natural light from both the front and elevation, providing functional working accommodation along the Market Place Piazza

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

£22,000 per annum including Service Charge and Insurance

EPC

Available on request.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £12,250

Estimated Rates payable: £5,500 (small business relief)

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

- Good Natural Light From 2 Sides
- Entry Phone System
- Shared WC's
- Shared Kitchenette
- New Wooden Flooring
- New Perimeter Trunking
- New Strip Lighting
- Surrounded by Restaurants

Floor	m ²	ft ²
2 nd Floor	29.10	313

VIEWINGS:

Through Robert Irving Burns

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