

STYLISH THIRD FLOOR OFFICE SUITE TO LET IN THE HEART OF FITZROVIA 40-41 GREAT CASTLE STREET, LONDON, W1W 8LU 620 SQ.FT.



LOCATION

Located on the south side of Great Castle Street between Great Titchfield Street and Great Portland Street. The property is within minutes of Oxford Circus Underground Station and the numerous trendy cafés and restaurants that service this vibrant location.

GOOGLE MAPS

[LINK](#)

DESCRIPTION

This bright open plan third floor suite benefits from good natural light, strip lights, wood flooring, perimeter trunking, central heating, communal kitchenette, communal toilet, excellent transport links, and 24 hour access. **Floor plan available upon request.**

LEASE

A new effective Full Repairing & Insuring Lease is available direct with the landlord for a term by arrangement, outside the Landlord & Tenant Act 1954.

RENT

£34,720 pa exclusive.

SERVICE CHARGE

£12.00 psf

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £24,500.

Payable: £12,029.50/ £18.97 psf.

Interested parties are advised to make their own enquires.

EPC

Available on request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.

AMENITIES

- Entryphone System
- Good Natural Light
- Wood Flooring
- Perimeter Trunking
- Central Heating
- Communal Kitchenette
- Communal WC
- 24 Hour Access

Floor	M ²	Ft ²	Rent (per annum exclusive)
3 rd	57.6	620	£34,720

Through Robert Irving Burns

George Cook

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Archie Ayrton - Grime

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INSTRUCTED ON BEHALF OF



THE LANGHAM ESTATE