



SUPERB FULLY FITTED OFFICE FLOOR

265 Tottenham Court Road, Fitzrovia, London, W1T 7RQ
5,808 Sq Ft High Quality, 'Plug & Play' Office Floor To Let

Summary

Tenure	To Let
Available Size	5,808 sq ft / 539.58 sq m
Rent	£80 per sq ft Passing Rent
Service Charge	£16.60 per sq ft
Rates Payable	£35.16 per sq ft
Rateable Value	£402,000
EPC Rating	D (83)

Key Points

- High quality self-contained floor
- Economical overall outgoings
- 5,808 sq ft net internal area
- Building reception & concierge
- Fitzrovia - prime west end location
- Fully fitted & furnished
- Demised WC's
- Bike racks

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Service Charge	£16.60 per sq ft
VAT	Applicable
EPC Rating	D (83)

Description

The accommodation has been recently comprehensively fitted and furnished to a high standard, providing a fully operational, plug-and-play workspace. The layout comprises a welcoming reception and waiting area, large open plan area currently accommodating 69 workstations, four private offices, a large kitchen with bar-style breakout area, five single person meeting booths, and a dedicated meeting/boardroom. The space supports both collaborative working and private focus areas, offering an efficient and highly functional turnkey opportunity.

The building further benefits from a staffed reception and excellent end of trip facilities, including showers and secure cycle storage.

Location

Prominently positioned on Tottenham Court Road in the heart of Fitzrovia, the property benefits from immediate access to one of Central London's most vibrant and well-connected locations. Tottenham Court Road Underground Station (Central, Northern and Elizabeth Lines) is moments away, providing exceptional connectivity across London.

The surrounding area offers an outstanding amenity provision, with a wide range of cafés, restaurants, retail and leisure operators, making it an increasingly sought after destination for office occupiers.

Accommodation

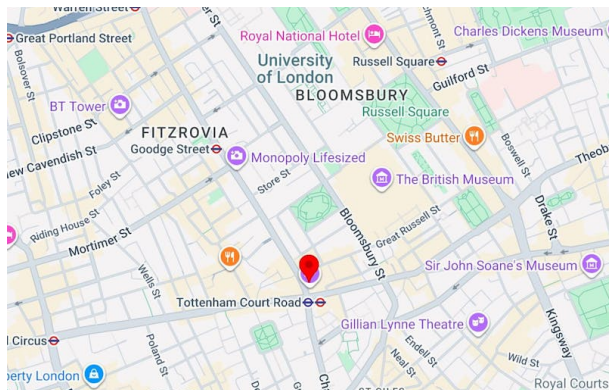
The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
4th	5,808	£80	£33.26	£16.60	£754,226.88
Total	5,808	£80	£33.26	£16.60	£754,226.88

Terms

Sublease until August 2030, outside the Landlord & Tenant Act 1954.

Alternatively, an assignment of the existing lease expiring 07 September 2035, outside the Landlord & Tenant Act 1954, with a Tenant only break option on 07 September 2030. There is a 6 month rent free period commencing Sept 2030 if the break option is not exercised.



Viewing & Further Information



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