



Office (E Class) – Adam House, 1 Fitzroy Square
Fitzrovia, London, W1T 5HE

Newly refurbished - bright office within a period building located on the historic Fitzroy Square

899 sq ft
(83.52 sq m)

- New AC / Airflow System
- Superb Natural light
- Fob Entry
- Passenger Lift (to the 4 th floor)
- Fibre Cabling Route
- 2 x Showers
- 3 x WC's

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Summary

Available Size	899 sq ft
Rent	£40,455 per annum
Rates Payable	£18,510 per annum Please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.
Service Charge	£4,495 per annum Please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.
EPC Rating	Upon enquiry

Description

This historic Fitzrovia building benefits from excellent natural light from two sides and has been newly refurbished to a high standard (see completion photos attached). The floor is split into two office suites providing a fitted kitchenette, WC's and shower.

There is a lift to the 4th floor and short walk up to the 5th, offering commanding views of Fitzrovia.

Location

The property is situated within the attractive, pedestrianized Fitzroy Square, directly on the corner with Grafton Way. Charlotte Street and Tottenham Court Road are within easy walking distance, with Warren Street, Great Portland Street and Goodge Street underground stations also within proximity.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
5th - Left Side	899	83.52	To Let	Available
5th - Right Side	2,294	213.12	To Let	Let
Total	3,193	296.64		

Specification

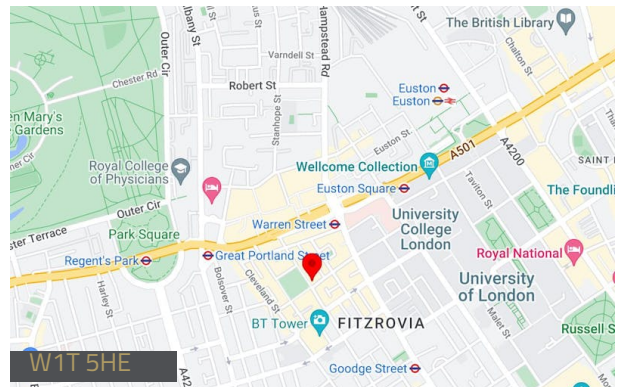
- Superb Natural light
- Fob Entry System
- Passenger Lift (to the 4th floor)
- Fibre Cabling Route
- Newly Fitted Shower
- Newly Fitted 2 x WC's
- Newly Fitted Kitchenette

Viewings

Strictly Through RIB

Terms

New FRI lease available direct from the landlord



Viewing & Further Information

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Misrepresentation Act 1967.
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