

32-33 GOSFIELD STREET

LONDON, W1W 6HJ

TO LET

BRIGHT 1ST FLOOR PREMISES

Suitable for Business Class E
(Offices, Medical, Retail etc.)

1,192 SQ.FT.

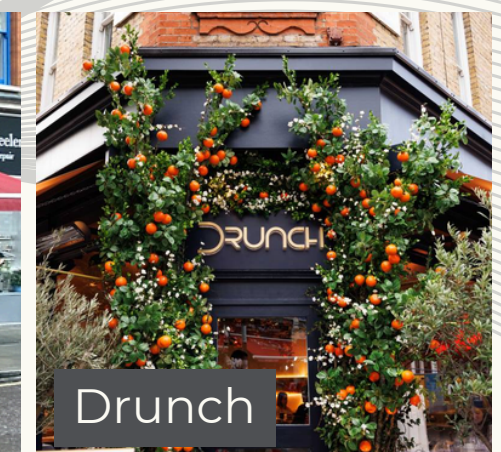


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LOCATION

The property is situated on the west side of Gosfield Street, close to the junctions of Great Portland Street and Langham Street. Oxford Circus (0.4 miles) and Great Portland Street (0.4 miles) Underground Stations are within a short walking distance. The area provides a number of trendy cafés and restaurants that service this vibrant location.



DESCRIPTION

This bright 1st floor office benefits from an open plan large office space, along with two cellular meeting rooms, fantastic natural light on both sides, a reception area, demised WC and small kitchenette, wall mounted radiators, perimeter trunking, air conditioning (to be serviced), high ceilings, exposed brickwork and a passenger lift.



Fantastic natural light



AC (Not Tested)



Demised WC



Kitchenette



Wall Mounted radiator



High ceilings



Meeting Room x2



Perimeter trunking



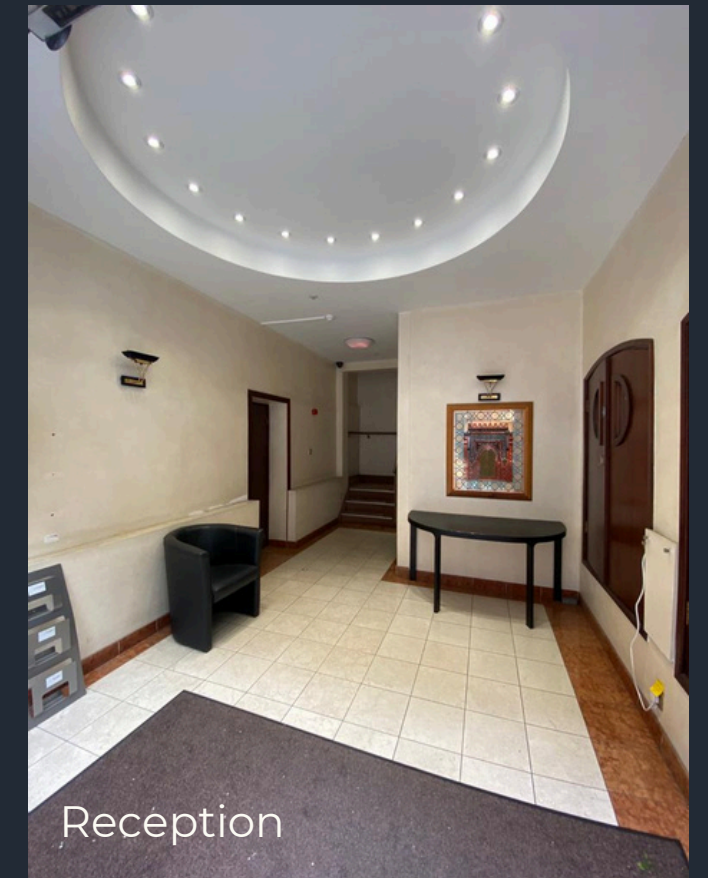
Exposed brickwork



Passenger lift



Reception area

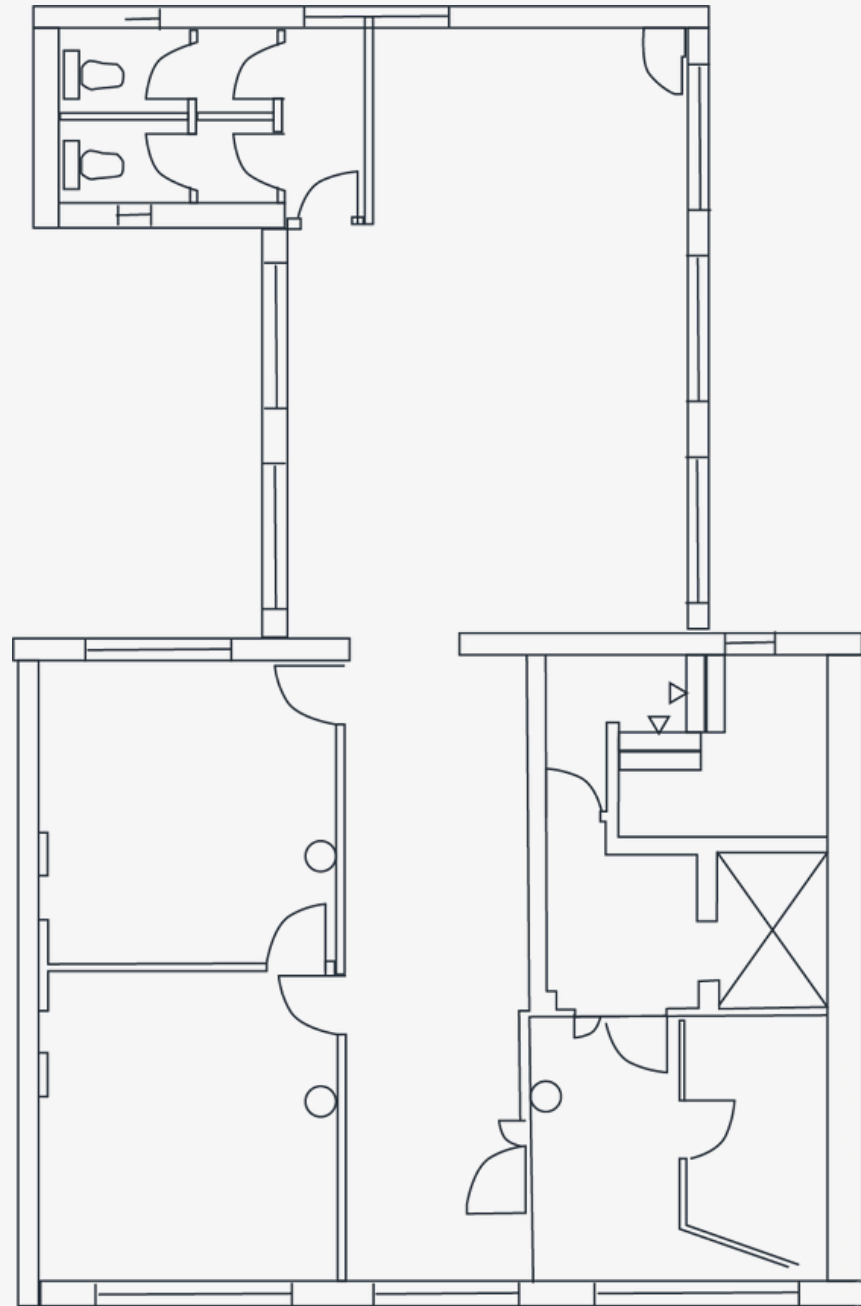


Reception



FLOOR PLAN

Not to scale.



FIRST FLOOR

FINANCIALS

Area	1st Floor
Total Size (sq.ft.)	1,192
Quoting Rent (p.a.) excl.	£53,640
Service Charge	£5,389
Estimated Rates Payable (p.a.)	£30,030
Estimated Occupancy Cost excl. (p.a.)	£89,059

In regard to business rates and service charge please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A New effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

FLOOR PLAN

Scaled plan available on request.

VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

June 2024.

RIB

ROBERT IRVING BURNS

CONTACTS

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