

**TO LET**  
**PART FURNISHED OFFICE SPACE IN PRIME LOCATION**  
**SUITABLE FOR BUSINESS CLASS E (OFFICES, CLINICS, LEISURE ETC.)**  
**60 TOTTENHAM COURT ROAD, LONDON, W1T 2EW**



From 230 SQ. FT. to 553 SQ. FT. – 1<sup>st</sup> Frond & 3<sup>rd</sup> Rear

**LOCATION (GOOGLE MAPS) [LINK](#)**

The property is situated on Tottenham Court Road. Nearby occupiers include DFS, Carphone Warehouse, Metro Bank, Itsu, M&S etc. Goodge Street & Tottenham Court Road Stations are within a few minutes walking distance from the premises.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)





### DESCRIPTION

The available 1st floor front and 3rd floor rear provides bright office space. The units benefit from recently refurbished common areas. The building also benefits from an abundance of natural light, timber laminate flooring, comfort cooling (not tested), entry phone system, strip lighting and perimeter sockets. Each floor varies in finish and amenities all offering benefits for a variety of different users.

### LEASE

A new effective Full Repairing and Insuring lease(s) are available direct from the Landlord for a term to be agreed.

### EPC

Available upon request.

### FINANCIALS

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

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

### AMENITIES

- Smart Common Areas
- Natural Light
- Timber Laminate Flooring
- Comfort Cooling (Not Tested)
- Entry Phone System
- Strip Lighting
- Perimeter Sockets

Area	1 <sup>st</sup> Front	3 <sup>rd</sup> Rear	Total
Size	323	230	553
Quoting Rent (p.a.) exc	£12,920	£9,200	£22,120
Rates Payable (p.a.)	£5,464	£5,132	£10,596
Service Charge (p.a.)	TBC	TBC	TBC
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£18,384</b>	<b>£14,332</b>	<b>£32,716</b>

In regard to business rates 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.

### VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

**Ben Kushner**  
 Tel: 020 7927 0637  
 Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)

**Thomas D'arcy**  
 Tel: 020 7927 0648  
 Email: [thomas@rib.co.uk](mailto:thomas@rib.co.uk)

**Michael Georgiou**  
 Tel: 020 7927 0743  
 Email: [michael.g@rib.co.uk](mailto:michael.g@rib.co.uk)