

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



230 SQ. FT. to – 3rd 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



Indicative photos of 1st and 2nd floor.

DESCRIPTION

The available 3rd floor rear provides bright office space, benefitting 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 is 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	3 rd Rear
Size	230
Quoting Rent (p.a.) exc	£9,200
Rates Payable (p.a.)	£5,132
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	£14,332

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:

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