



**Fully fitted 4,030 sq ft
office suite in one of
Fitzrovia's finest
buildings - available
November 2022**

- Fully fitted and furnished
- Newly completed building
- Shared roof terrace
- BREEAM - Excellent
- WiredScore - Platinum
- Best-in-class amenities throughout

08449 02 03 04

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Available Size	4,030 sq ft / 374.40 sq m
Rent	£97.50 per sq ft
Rates Payable	£35 per sq ft Estimated
Service Charge	£12.75 per sq ft Estimated
EPC	A (21)

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A fully-fitted suite on the part 4th floor of this newly completed GPE building. The building provides best-in-class amenities throughout, including the use of a spectacular communal roof terrace. The floor has a 2.75m clear ceiling height, with floor-to-ceiling glazing. The accommodation will comprise a total of approx 4,030 sq ft of fully fitted and furnished offices - the suite is currently being fitted-out and will be available in October.

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
4th	4,030	374.40	Under offer
Total	4,030	374.40	

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