david charles
property consultants

TO LET

# 56 Warren Street

London, W1T 5NJ, London, W1T 5NP

## Retail unit in the heart of Warren Street.

**1,563.38 sq ft**

(145.24 sq m)

- Prominent Unit in a busy thoroughfare to Warren Street Station
- A number of independent eateries nearby
- Ground Floor & Lower Ground Floor
- Excellent order throughout
- Use Class E
- Great Portland Street Underground Station (0.2 miles)
- Warren Street Underground Station (0.1 miles)

# 56 Warren Street, London, W1T 5NJ, London, W1T 5NP

## Summary

| | |
|---|---|
| **Available Size** | 1,563.38 sq ft |
| **Rent** | £60,000 per annum |
| **Business Rates** | Upon Enquiry |
| **EPC Rating** | Upon enquiry |

## Description

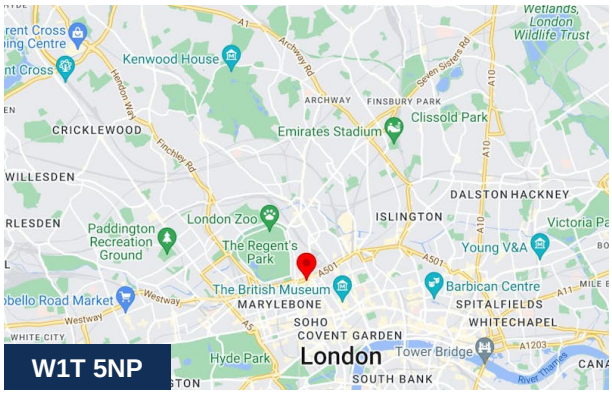
The property has been used a travel agents for a number of years and presents excellently throughout. The ground floor is predominantly open plan with the benefit of comfort cooling air conditioning, suspended ceiling, partitioned offices and fluorescent lighting. The lower ground floor is open plan in part with kitchen and toilet facilities.

## Location

This unit is located in the heart of Warren Street nearby to several busy eateries and retailers. Warren Street Underground Station is 0.1 miles from the property which is served by the Northern and Victoria Line. Euston Square Station and Great Portland Street are 0.2 miles from the property serving the Metropolitan, Circle and Hammersmith & City Lines.

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 562.61 | 52.27 | Available |
| Lower Ground | 1,000.77 | 92.97 | Available |
| **Total** | **1,563.38** | **145.24** | |



## Viewing & Further Information

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