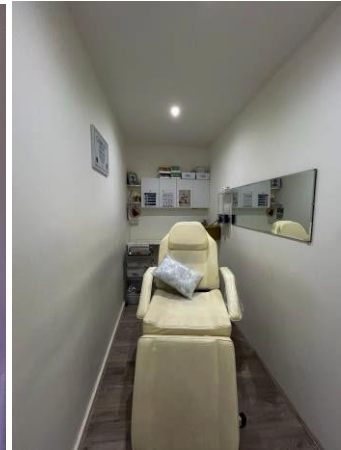


## TO LET

SUITABLE FOR BUSINESS CLASS E  
(RETAIL, MEDICAL, OFFICES ETC.)

45A RATHBONE STREET, LONDON, W1T 1NW



Lower Ground Floor – 511 SQ.FT. (47.47 SQ.M.)

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

The property is located at the junction of Rathbone Street and Charlotte Place, which is a short walk from Goodge Street 0.2 mile Warren Street 0.5 miles) Tottenham Court Road 0.2 miles) underground stations The property is in close proximity to a number of food and drink establishments such as Tonge Brisket, Vagabond Wines, Kua Aina Salt Yard, One Turnand and Wrap It Up The property is a short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

**DESCRIPTION**

This lower ground floor office benefits from a kitchenette, demised WC, wall mounted radiators, spot lighting, trunking, outside area, wall mounted perimeter desking and entry phone system

**LEASE**

A new Full Repairing & Insuring Lease is available direct with the Landlord for a term by arrangement outside the Landlord & Tenant Act 1954.

**EPC**

Available on request.

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

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

**FINANCIALS**

Area	Fitzrovia
Size	511
Quoting Rent (p.a.) exc	£19,000
Rates Payable (p.a.)	TBC
Service Charge (p.a.)	inclusive
<b>Estimated Occupancy Cost (p. a.)</b>	<b>TBC</b>

**AMENITIES**

- Wall mounted radiators
- Wall Mounted Premier Trunking
- Wall Mounted Premier Desking
- Telephone Entry System
- Spot Lighting
- Laminate Flooring
- Kitchenette
- WC
- Outside Area

**VIEWINGS:**

Strictly through Robert Irving Burns.

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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.