



ROBERT IRVING BURNS



158 NEW CAVENDISH STREET

LONDON, W1W 6YR

TO LET

LOWER GROUND FLOOR SPACE IN THE HEART OF FITZROVIA

SUITABLE FOR CLASS E
RETAIL, OFFICE, LEISURE ETC.

1,264 SQ.FT

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Description



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The premises comprises of a lower ground floor with excellent ceiling heights and benefits from a demised WC, a kitchenette and storage space. The unit portrays a 'white box' condition, leaving a blank canvas for occupants to create their own stamp.



Specification

- Internal Kitchenette
- Internal WC's
- Excellent ceiling height throughout (3m)
- Vault storage
- White Box condition



Location



Lore of the Land



Sixes Social Cricket



Caravan Fitzrovia Restaurant



Goodge Street

Location

The property is situated along New Cavendish Street with close proximity to Cleveland Street. The former Middlesex Hospital is situated directly opposite, and the London Telecom Tower is slightly to the north. The popular Charlotte Street is only a stone's throw away. Underground Stations Goodge Street (0.3 miles, Northern Line), Warren Street (0.4 miles, Northern & Victoria Lines) and Great Portland Street (0.3 miles, Circle, Metropolitan and Hammersmith & City Lines) are all located within a short walking distance. There is a host of leisure occupiers nearby, such as Caravan, Harris & Hoole, Conchiglia, Joe and the Juice and many more.

158 NEW CAVENDISH STREET

RIB

Accommodation

Net Internal Area

Lower Ground Floor 117.4 SQM/ 1,264 SQFT

Floor	Lower Ground Floor
Total Size (sq.ft.)	1,264
Quoting Rent (p.a.) excl.	£37,920
Service Charge	TBC
Estimated Rates Payable (p.a.)	£15,469
Estimated Occupancy Cost excl. (p.a.)	£53,389

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.