

TO LET

FULLY FITTED RECORDING STUDIO IN THE HEART OF FITZROVIA
ALSO SUITABLE FOR CLASS E USE

(Office, Medical, Retail etc)

2 WINDMILL STREET, FITZROVIA, LONDON, W1T 2HX



LOWER GROUND FLOOR
467 SQ.FT.

LOCATION ([GOOGLE MAPS LINK](#))

The premises is located on the south side of Windmill Street close to the junction with Fitzrovia's famous Charlotte Street. Underground Stations Goodge Street (Northern Line, 0.2 miles), Tottenham Court Road (Central & Northern Lines, 0.3 miles) and Warren Street (Victoria & Northern Lines, 0.5 miles) are a short walk from the property. The location benefits from a host of established eateries and retailers.

rib.co.uk

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DESCRIPTION

The opportunity is arranged on the lower ground floor of this recently refurbished building. The space is fitted as a recording studio complete with audio booth, comfort cooling (not tested) and kitchen area. There are storage vaults to the rear.

There is an entry phone system and a high end communal WC & shower by the entrance to the floor.

LEASE

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954 for a term to be agreed.

FLOOR PLANS

Available upon request

VAT

The building is elected for VAT.

EPC

Available on request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities

AMENITIES

- Fitted Recording Studio
- Fibre (noted tested)
- Kitchen
- Comfort Cooling (not tested)
- Entry Phone System
- Shower and WC

VIEWINGS:

Strictly through Robert Irving Burns.

CONTACT US

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FLOOR	LGf
Size (sq.ft.)	467
Rent (p.a.)	£25,000
Estimated Rates Payable (p.a.)	£3,543
Service Charge (p.a.)	None
Estimated Occupancy Cost (p.a.)	£28,543

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.