

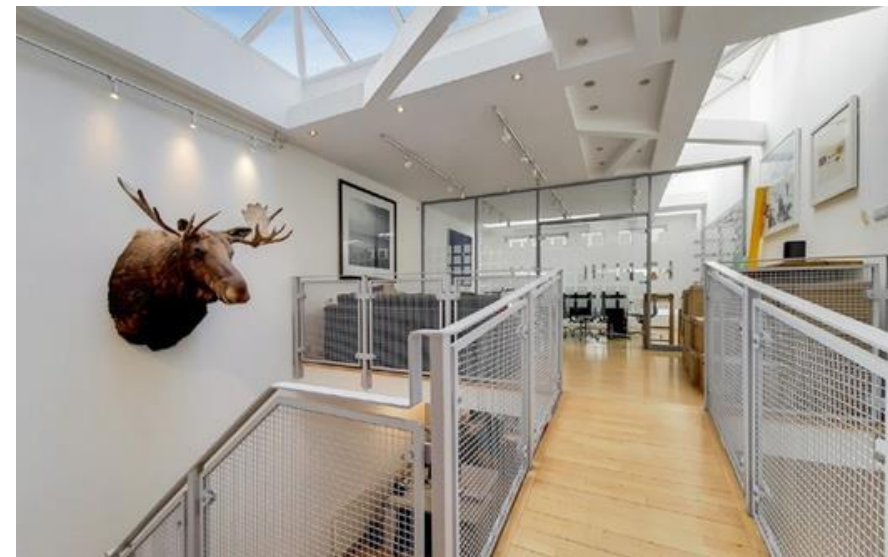


RIB

ROBERT IRVING BURNS

22 GOODGE PLACE LONDON W1T 4SL

GRADE II LISTED
MIXED USE FREEHOLD BUILDING
AVAILABLE WITH VACANT POSSESSION
FOR SALE



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LOCATION

Goodge Place lies in the heart of vibrant Fitzrovia, close to Charlotte Street and Tottenham Court Road which are widely known for their array of independent retailers, restaurants and cafes. Bounded by Euston Road to the north, Tottenham Court Road to the east, Oxford Street to the south and Portland Place to the west, Fitzrovia sits in the core of London's West End. Fitzrovia continues to attract many of the world's leading occupiers including **Sony, Facebook, BBC, Freemantle Media, Estee Lauder, and BT.**

Tottenham Court Road and Goodge Street Underground Stations are both within a few minutes walking distance to the property.

The property falls within London Borough of Camden.

CROSSRAIL

Located in the heart of the West End, Tottenham Court Road has undergone a major transformation. The Crossrail project has delivered a new station with a new ticket hall at Dean Street in Soho and a second integrated ticket hall below St Giles Circus on Oxford Street.

Tottenham Court Road is set to be one of the busiest stations not just on the Elizabeth line, but across the London transport network offering an interchange between Northern, Central and Elizabeth line services with more than 170,000 passengers passing through the station every day.



GOODGE
PLACE WI





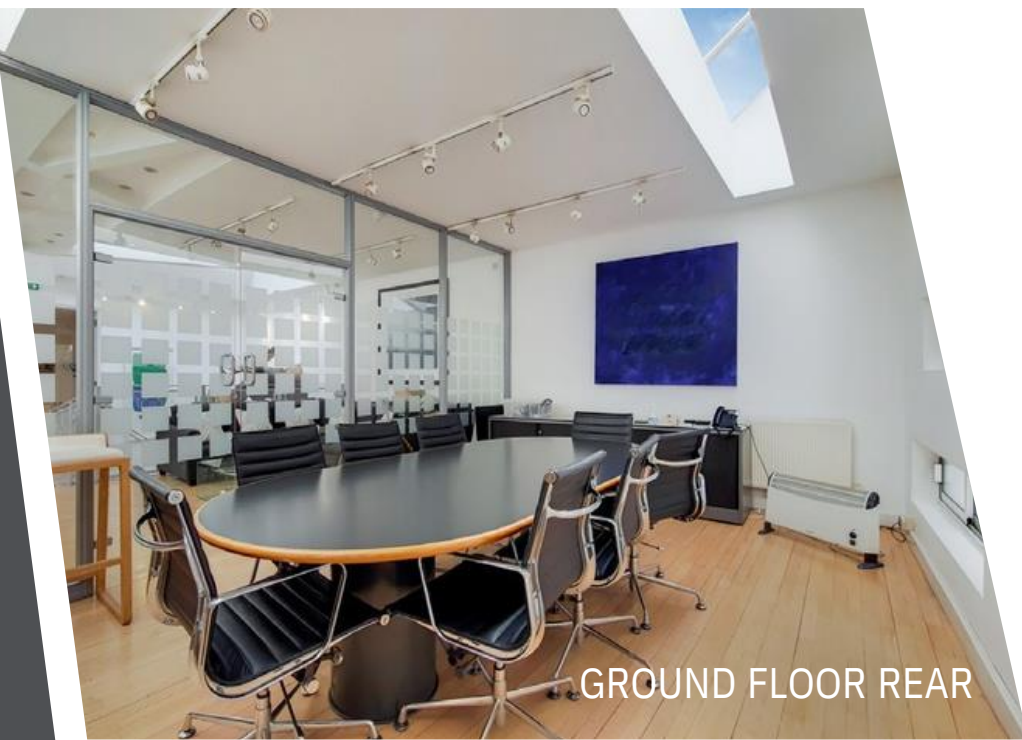
DESCRIPTION

The property is Grade II Listed and comprises offices over ground and lower ground floors with a small garden/terrace area. The offices benefit from excellent natural light via extensive roof lighting. The upper floors comprises of 3 x 1 bedroom apartments with Flat 3 benefitting from vaulted ceilings and sky lighting.


The building will be sold with full vacant possession.

View online property details:

<https://stak.co/viewer/616d5cbf37d21b0a522fc914/details>

A photograph of a modern office space on the ground floor rear. It features a large, dark, oval-shaped conference table surrounded by black office chairs. The room has light-colored wooden flooring, a large blue abstract painting on the wall, and a glass partition wall on the left. Track lighting is installed on the ceiling.

GROUND FLOOR REAR

A photograph of a bright office space on the lower ground floor. It has light-colored wooden flooring and a high ceiling with track lighting. A desk with a computer monitor and a black office chair is visible. A staircase with a metal railing is on the left, and large windows are in the background.

LOWER GROUND FLOOR

A photograph of the interior of Flat 3, a residential unit. It features light-colored wooden flooring and a vaulted ceiling with a skylight. The room is furnished with a bed, a bookshelf, a guitar, and a kitchen area with wooden cabinets and a washing machine. A colorful patterned rug is on the floor.

FLAT 3

FLOOR AREAS

Floor	Tenant	NIA Sq Ft
Lower Ground	Vacant	858 (Plus 51 sqft of vaults and 193 sqft of rear patio)
Ground	Vacant	716
Flat 1	Vacant	322
Flat 2	Vacant	323
Flat 3	Vacant	338
Total	Vacant	2,557

Note. The floor areas have been provided by a third party surveyor and interested parties should verify this as part of their due diligence.



FLAT 1

REAR PATIO AREA

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available upon request.

VAT

The property is not elected for VAT.

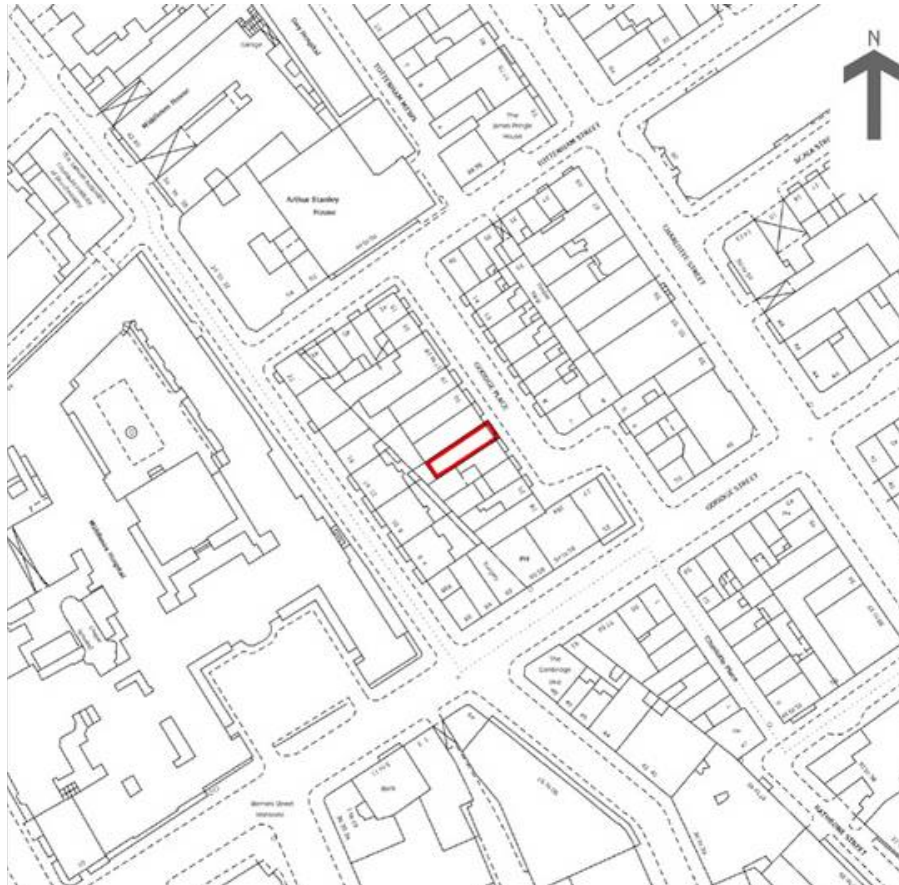
TENURE

Freehold.

PRICE

Price on application.

Our client may consider the sale of the SPV company that holds the Freehold interest.



CONTACT

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