

THREWAYS HOUSE, 40-44 CLIPSTONE STREET FITZROVIA W1

2,900/ 5,480/ 8,380 SQ FT

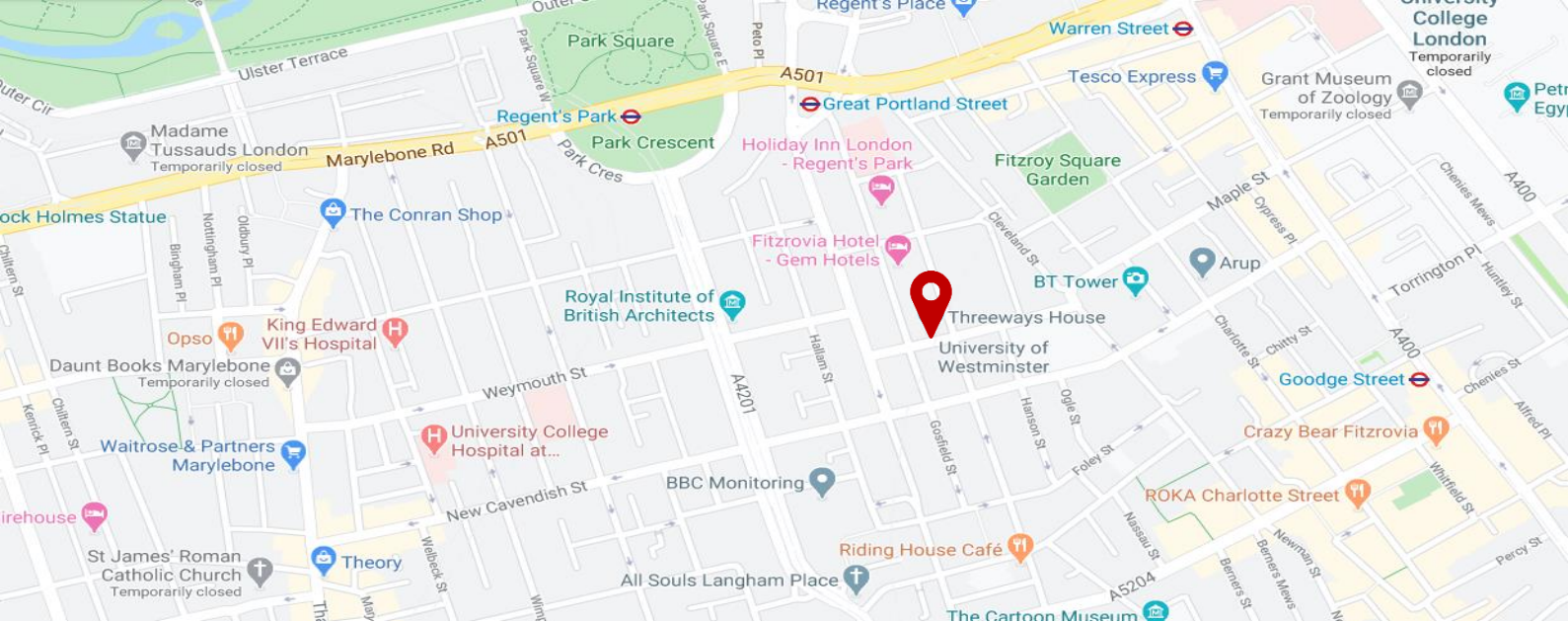
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



FITTED, AIR-CONDITIONED OFFICES AVAILABLE TO LET

The available accommodation comprises the entire fourth and part second floors, both of which are predominantly open plan and benefits from an abundance of natural light. The floors are available to let independently and are fitted with open plan desking, meeting rooms and kitchenettes

Part-fitted	Comfort cooling	LG3 Lighting	Wooden flooring throughout	Large kitchen and breakout space
Passenger lift	3 x meeting rooms	Fibre in building	Demised shower	Bike storage



LOCATION

The building is located on the Clipstone Street in between the junctions of Bolsover Street and Great Titchfield Street.

The property is located amongst a wealth of amenities: shops, restaurants and hotels are all nearby and provides easy access to Fitzrovia, Soho and the general West End.

TRANSPORT

Great Portland Street (4 min walk) Hammersmith & City and Metropolitan Lines

Regents Park (6 min walk) Bakerloo Line

Warren Street (9 min walk) Northern and Victoria Lines

Oxford Circus (10 min walk) Piccadilly, Bakerloo Lines. Central and Victoria Lines

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
4th	5,480				Immediate
Part 2 nd	2,900				Immediate
Total	8,380 sq ft	£56.00-58.00	C.£22.00	C.£11.00	—

[VR Tour Second floor](#)

[VR Tour Fourth floor](#)

TENURE Leasehold

EPC TBC

LEASE Available by way of an assignment for a term to August 2024 with tenant only break in August 2022. Outside the L&T Act 1954 Part II as amended.

OTHER Available on completion of legal' s.

VIEWING

Strictly by appointment through sole agents:

Edward Charles & Partners
020 7009 2300

Mark Phillips
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