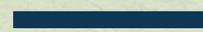


Newly refurbished self-contained office building To Let  
2,377 sq ft (220.83 sq m)



**STREATHAM  
STREET**



*London WC1*



## DESCRIPTION

**5 Streatham Street offers 2,377 sq ft of newly refurbished office space arranged over the lower ground, ground, first, and second floors**

The space is partially fitted with kitchenettes on each floor, offering flexibility to the configuration. The self-contained building includes comfort cooling, shower facilities and a private courtyard at the rear.



# ACCOMMODATION

FLOOR	SQ FT	SQ M
Second	865	80.36
First	440	40.88
Ground	213	19.79
Lower Ground	859	79.80
<b>TOTAL</b>	<b>2,377</b>	<b>220.83</b>

# SPECIFICATION

-  Newly refurbished
-  Showers
-  Comfort cooling
-  Private courtyard
-  Self-contained
-  Part fitted
-  Excellent natural light
-  Entryphone

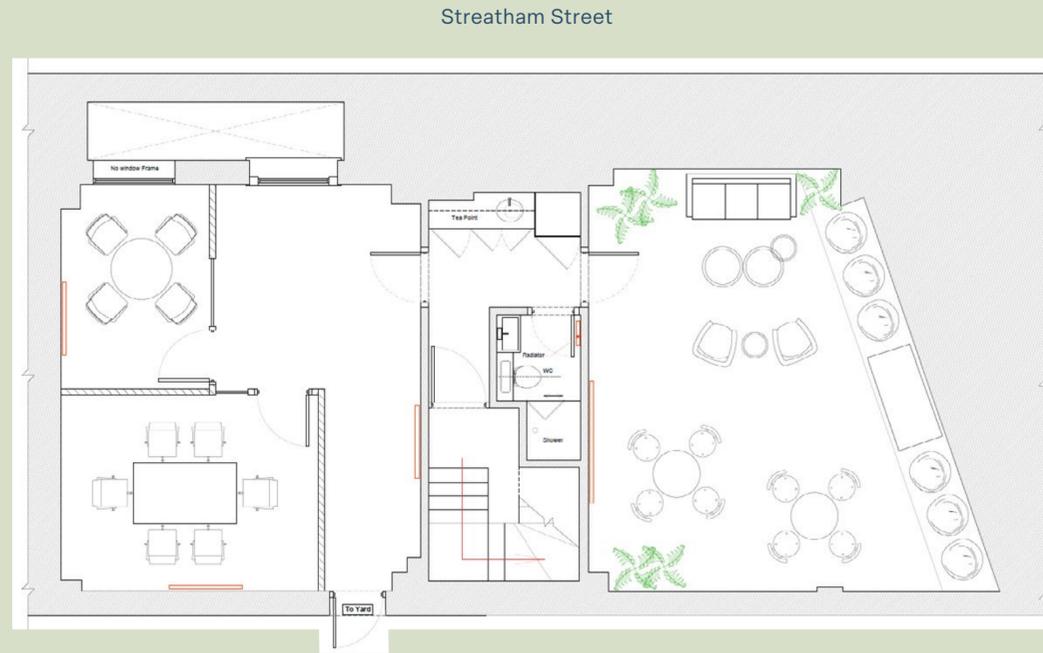


# SPACE PLANS



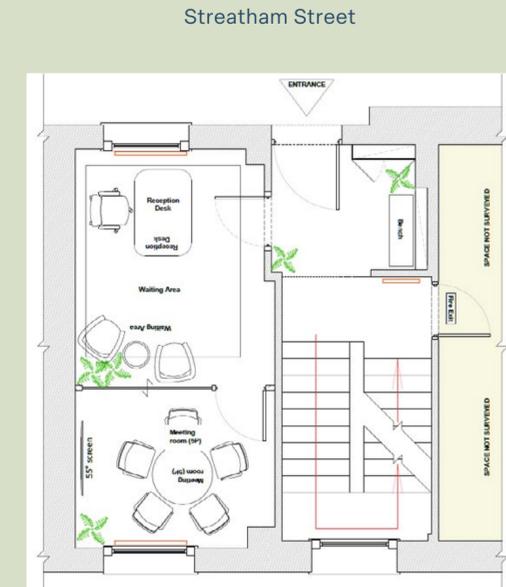
## Basement

- Meeting room (4P) 01
- Meeting room (6P) 01
- Tea point 01
- WC & shower 01
- Break out 01



## Ground

- Arrival Area 01
- Meeting room (5P) 01
- Waiting Area 01
- Reception 01



## First

- Boardroom 01
- Meeting room (4P) 01
- Tea point 01
- WC 01



## Second

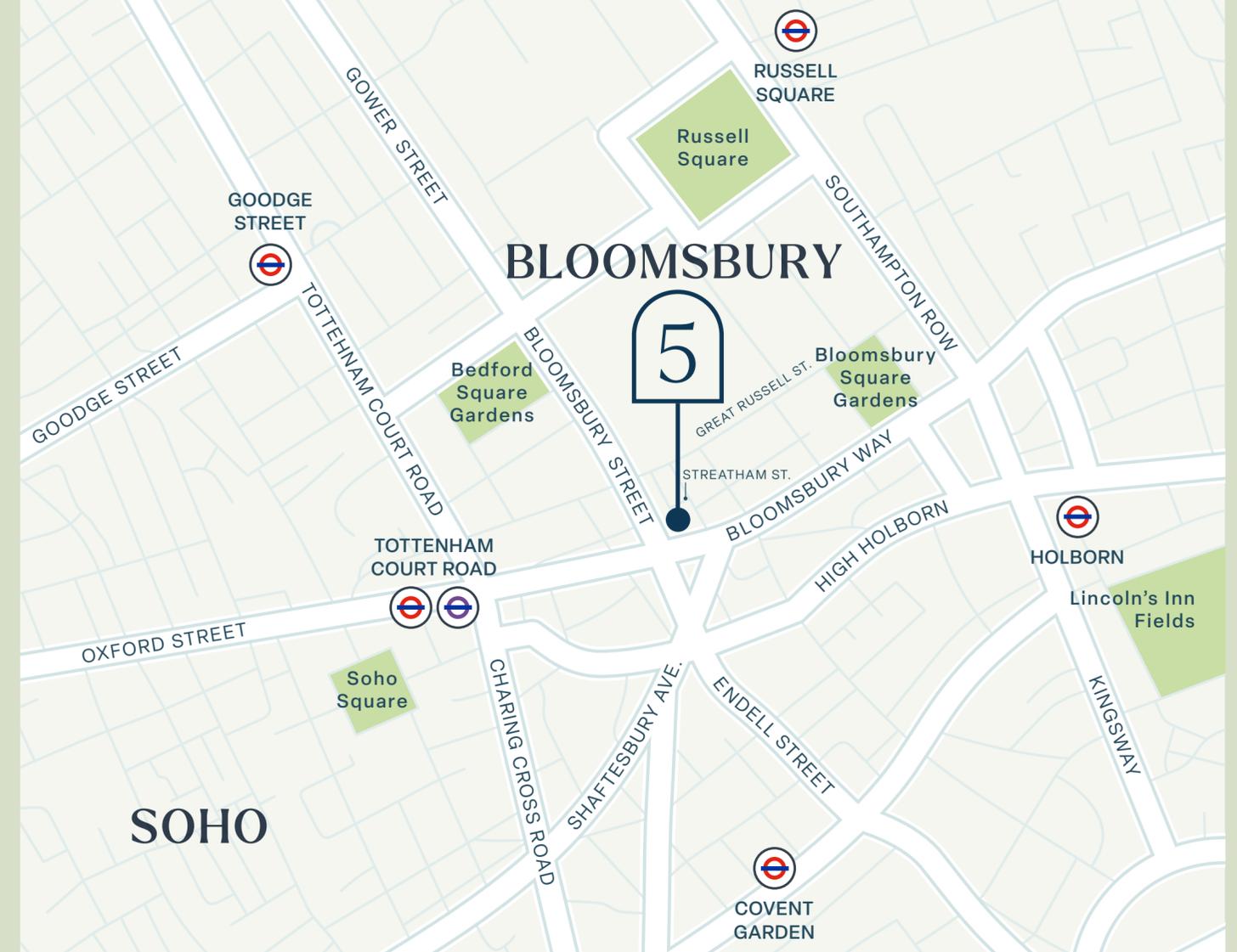
- OFFICE A**
- Workstations (800x1200) 08
- Informal meeting (3P) 01
- Huddle (2P) 01
- OFFICE B**
- Workstations (800x1200) 10
- Huddle (2P) 01
- Tea Point 01
- WC 01



Not fitted, for indicative purposes only. Not to scale.

# LOCATION

5 Streatham Street is conveniently located just a 5-minute walk from Tottenham Court Road station (Elizabeth, Central & Northern line stations), providing excellent transport links across London. The surrounding area offers a diverse mix of amenities including cafés, independent retailers, galleries and restaurants which can be found at nearby Lambs Conduit Street, Tottenham Court Road and Oxford Street.



For indicative purposes only. Not to scale.



Lambs Conduit Street



The British Museum



Outernet London



Shaftesbury Avenue

## Elizabeth Line Connections



5 STREATHAM STREET • London WC1



## TERMS

New lease directly from the freeholder.

## ASKING RENT

£149,500 per annum.

## VIEWING & FURTHER INFORMATION

Strictly through the joint sole agents:

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**Sanderson  
Weatherall**

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