

TO LET**BRIGHT OPEN PLAN SPACE IN THE HEART OF FITZROVIA****SUITABLE FOR NEW BUSINESS CLASS E
(OFFICES, CLINICS, MEDICAL, LEISURE ETC.)****BOLSOVER HOUSE, 5-6 CLIPSTONE STREET, LONDON W1W 6BB****318 SQ. FT. (29.5 SQ. M.) – Ground Floor****LOCATION (GOOGLE MAPS)**

The property is located on the south side of Clipstone Street, at the intersection with Bolsover Street in the heart of Fitzrovia. Transport links are excellent with the property a short walk from Oxford Circus (Central, Victoria & Bakerloo) Regents Park (Bakerloo) & Great Portland St (Metropolitan, Hammersmith & City & Circle Line) Underground Stations.

rib.co.uk

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DESCRIPTION

The available accommodation comprises the entire ground floor which has recently been refurbished top as a high standard. The floor is accessed via main entrance lobby and then interior door. The space benefits from great natural light, timber flooring, strip lighting, air-conditioning (not tested), kitchenette, raised front stage (great for window display) and internal WC.

There is also a 5th floor element of 1,469 sq. ft. that can be leased. For more information, please speak with a member of our team.

LEASE

A New Effective Full Repairing & Insuring Lease for a term to be agreed, direct with the Landlord.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	318
Quoting Rent (p.a.) excl.	£20,000
Estimated Rates Payable (p.a.)	£6,986
Service Charge (p.a.)	£2,544
Estimated Occupancy Cost (p. a.)	£29,530

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

AMENITIES

- Great Natural Light
- Timber Flooring
- Strip Lighting
- Air-conditioning (Not Tested)
- Kitchenette
- Raised Front Stage (Great for Window Display)
- Internal WC
- Entry Phone System

POSSESSION

Upon completion.

LEGAL COSTS

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

VIEWINGS:

Strictly through Robert Irving Burns & Summit Property Advisors. For more information please contact:

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Summit Property Advisors

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