

ORWELL HOUSE, 16-18 BERNERS STREET FITZROVIA, LONDON W1

1,990 – 11,677 SQ FT

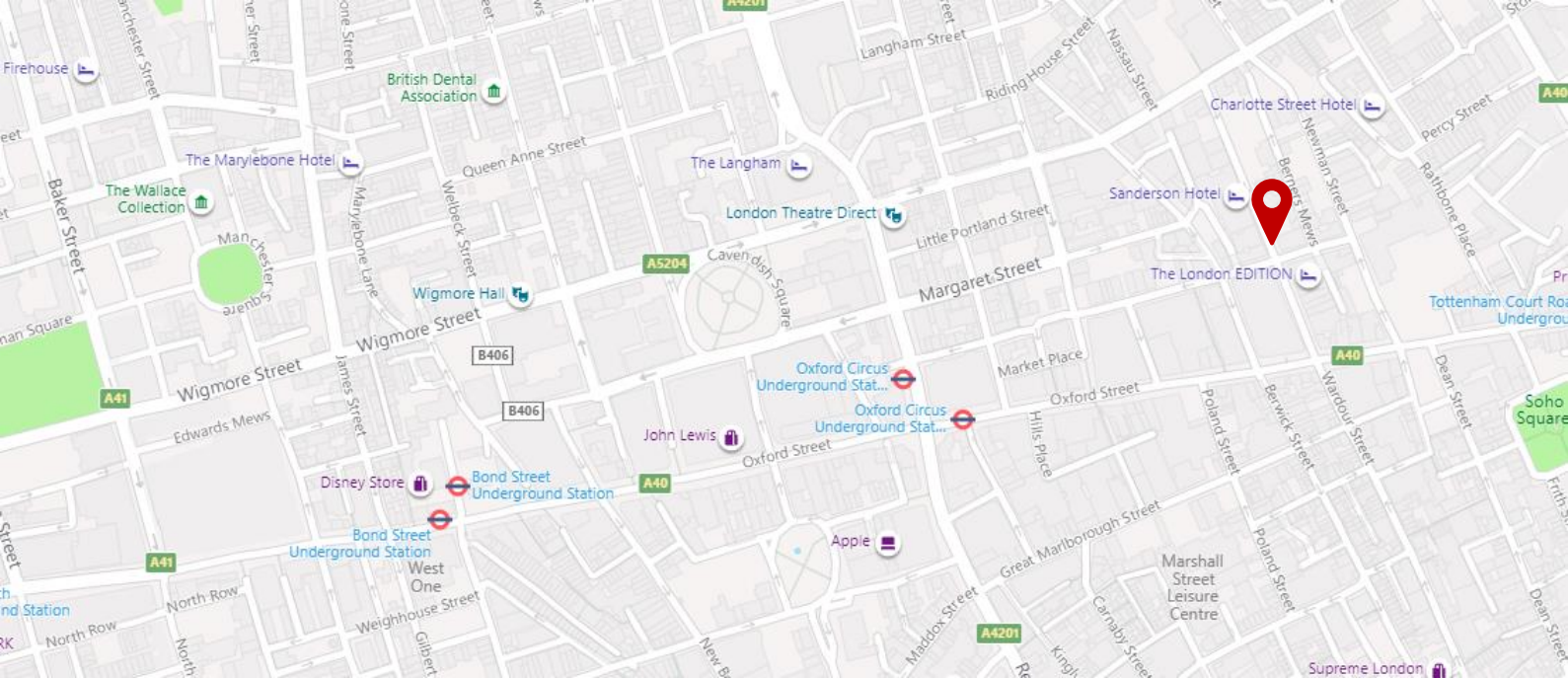
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



LIGHT BRIGHT OFFICE SPACE AVAILABLE ON FLEXIBLE TERMS

The building is located in the heart of Fitzrovia and benefits a smart building reception.

Impressive Reception	Two lifts	Terrace on the 5 th floor
Furniture can also be made available	Fibre connectivity	Kitchens in situ



LOCATION

The building has fantastic transport links with Tottenham Court Road and Oxford Circus tube stations within close proximity.

TRANSPORT

Oxford Circus (3 min walk) Central / Bakerloo / Victoria

Tottenham Court Road (5 min walk) Central / Northern

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	S/C (PSF)	AVAILABILITY
5 th	1,990				Available
3 rd	3,211	£35	£23.50	£15.91	Available
2 nd	3,285				Available
1 st	3,191				Available
Total	11,677				

TENURE Leasehold **EPC** C

LEASE Flexible leases with rolling breaks from September 2022

VIEWING

Strictly by appointment through landlord's joint agents:

Edward Charles & Partners
020 7009 2300

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