

DB

DohertyBaines

SECOND FLOOR OFFICE SUITE

www.dohertybaines.com | 020 7355 3033



26 Market Place, Fitzrovia, London,
W1W 8AN

TO LET

1,758 SQ FT

Mark Howard
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DB

020 7355 3033
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Photograph of the 3rd Floor showing example of fit out

LOCATION

The office building is located within 150 metres of Oxford Circus, which is served by the Victoria, Central and Bakerloo Lines, making it easily accessible from all over London. The property is positioned in the Soho/ Fitzrovia area, a hub for the creative industries and a preferred location for many fashion, media, creative and entertainment companies. The offices are served by a number of nearby restaurants and bars in the partly pedestrianised Market Place including Côte, ÉL&N, Itsu, Costa, Market Place Bar and Honest Burgers.

DESCRIPTION

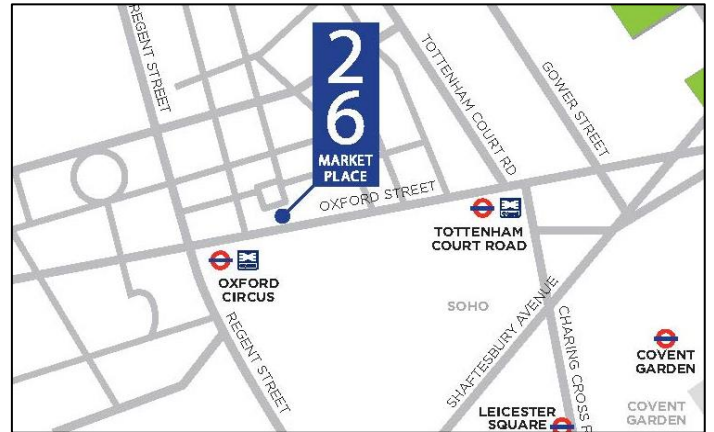
The self-contained floor has a large reception area to the front with access to two WCs and a shower. It provides open plan office accommodation and is ready for immediate occupation. The office space faces onto Oxford Street with good natural light also provided along the Market Court elevation.

- Air conditioning units
- Wooden flooring
- Plaster board ceiling
- Perimeter and channel trunking
- 1-8-person passenger lift
- WCs and shower within the demise

- **Oxford Circus** Underground Station – 3 mins walk
- **Bond Street** Underground Station – 7 mins walk
- **Tottenham Court Road** Underground Station – 9 mins walk
- **Goodle Street** Underground Station – 11 mins walk
- **Piccadilly Circus** Underground Station – 13 mins walk
- **Great Portland Street** Underground Station – 14 mins walk

ACCOMMODATION

| Floor Area | sq ft | sq m |
|---------------------------|--------------|---------------|
| Second Floor Suite | 1,758 | 163.32 |



TERMS

The landlord will be flexible on the length of term and tenant break options.

SERVICE CHARGE

£24,423.25 pa (£13.89 psf)

RENT

£90,000 pa (£51.20 psf)

RATES

The Rateable Value is £85,000 and the rates payable for 2021-22 are £45,220 (£25.72 psf)

VIEWING

Strictly by appointment. For further information or to arrange a viewing please contact.



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SUBJECT TO CONTRACT March 2021

DohertyBaines Ltd is a limited company registered in England and Wales with Company No. 8560554.

The Directors of DohertyBaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

