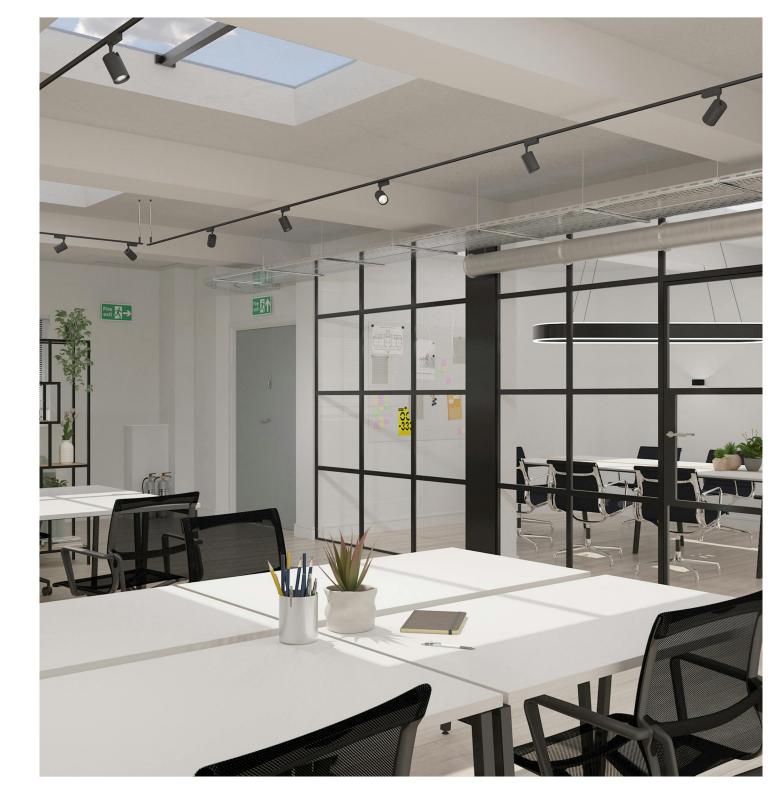


# **Key Points**

- Fully fitted with furniture
- Fully inclusive pricing
- 20 workstations
- 1 x 7-person meeting room
- Brand new kitchen with breakout soft seating
- Demised WC's & shower
- 1GB dedicated fibre connection



# Availability

Name	sq ft	sq m	Availability
2nd	1,750	162.58	Available
Total	1,750	162.58	

### Description

The accommodation comprises a self-contained office suite on the second floor, which has been newly refurbished and fully fitted with furniture and benefits from brand new feature skylights. The layout comprises a reception area, 1 x meeting room, 20 workstations, kitchen area with soft seating break out and demised WC's & shower.

The floor is available managed with inclusive pricing for ease of occupation. Pricing includes:

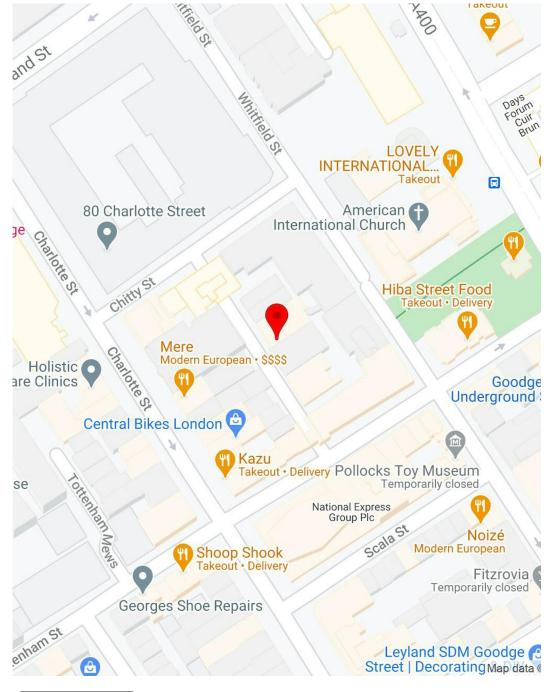
- Rent
- Rates
- Service Charge & Insurance
- Cleaning
- H&S Management
- Fibre internet connection
- Waste disposal
- Facilities management

#### **Terms**

New lease available direct from the Landlord for a term by arrangement

#### **Tenure**

Leasehold





No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or a contract. No representation or warranty is made or given during negotiations, in particulars, or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them. Generated on 11/03/2024

## **Further Information**

### Location

The property is located on the East side of Charlotte Mews at the junction with Tottenham Street close to Charlotte Street. Goodge Street, Warren Street & Tottenham Court Road Underground Stations are all nearby.

#### Links

Website → Floor Plans →

#### **Contact**

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