

31 WINDMILL STREET

Fitzrovia



LDG







DESCRIPTION

Positioned on the corner of a wide junction, the building benefits from dual-aspect windows that bring natural light into the space. The second floor will be fitted with a kitchen, and the third floor already has a kitchenette, making both floors well suited to occupiers looking for bright, practical workspace.

HIGHLIGHTS

- Bright Dual Aspect Workspaces
- Good Ceiling Heights
- Wood Flooring
- Shared Restrooms
- Kitchenette
- CCTV & Entryphone System
- Central Heating

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

USE

Class E – Suitable for offices & galleries

WHEN CAN YOU MOVE IN?

Immediately, subject to the early surrender of the current tenants lease.

BUILDINGS INSURANCE

Please note - Building insurance may apply to this property as an additional cost.

LEASE

Lease lengths from 24 months. The lease will be contracted outside the Landlord and Tenant Act.

FURNITURE

Furniture packages are available, subject to negotiation.

VIEWINGS

We believe every property is best experienced in person. Please note that the photographs shown are old material. If you would like more recent photographs, we would be happy to provide them.

CONNECTIVITY

It is our understanding that previous occupiers have had fibre. We have requested a report confirming this.

COMMUTE

Goodge Street - 3 mins
Tottenham Court Road - 5 mins
Warren Street - 11 mins
Great Portland Street - 14 mins

PARKING

CitiPark Clipstone Street - 7 mins

FOODIE HOTSPOTS

- Bao - DF Mexico
- Mowgli - Tongue & Brisket

LIQUID LUNCH

- Fitzroy Tavern - Queen Charlotte
- Mimi's Bar - Long Bar

A STRETCH AWAY

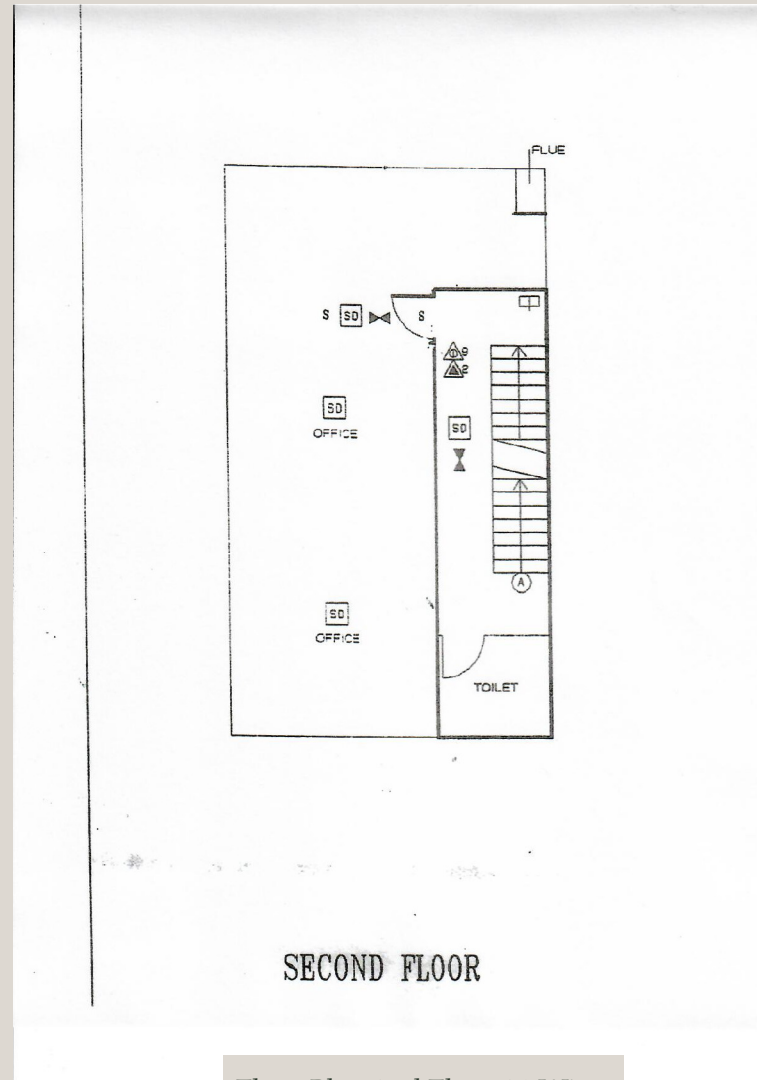
- TheGym - Tens Fitness
- Psyche - FS8

FURTHER INFORMATION

EPC & other reports are available upon request.



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	404	£24,000 / annum	£8,856 / annum	£2,500 / annum	£2,946.33	£35,356	Available
3rd	404	£24,000 / annum	£8,316 / annum	£2,500 / annum	£2,901.33	£34,816	Available
Total	808				£5,847.66	£70,172	



Floor Plan 2nd Floor 31 Win...

Ready to talk?



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