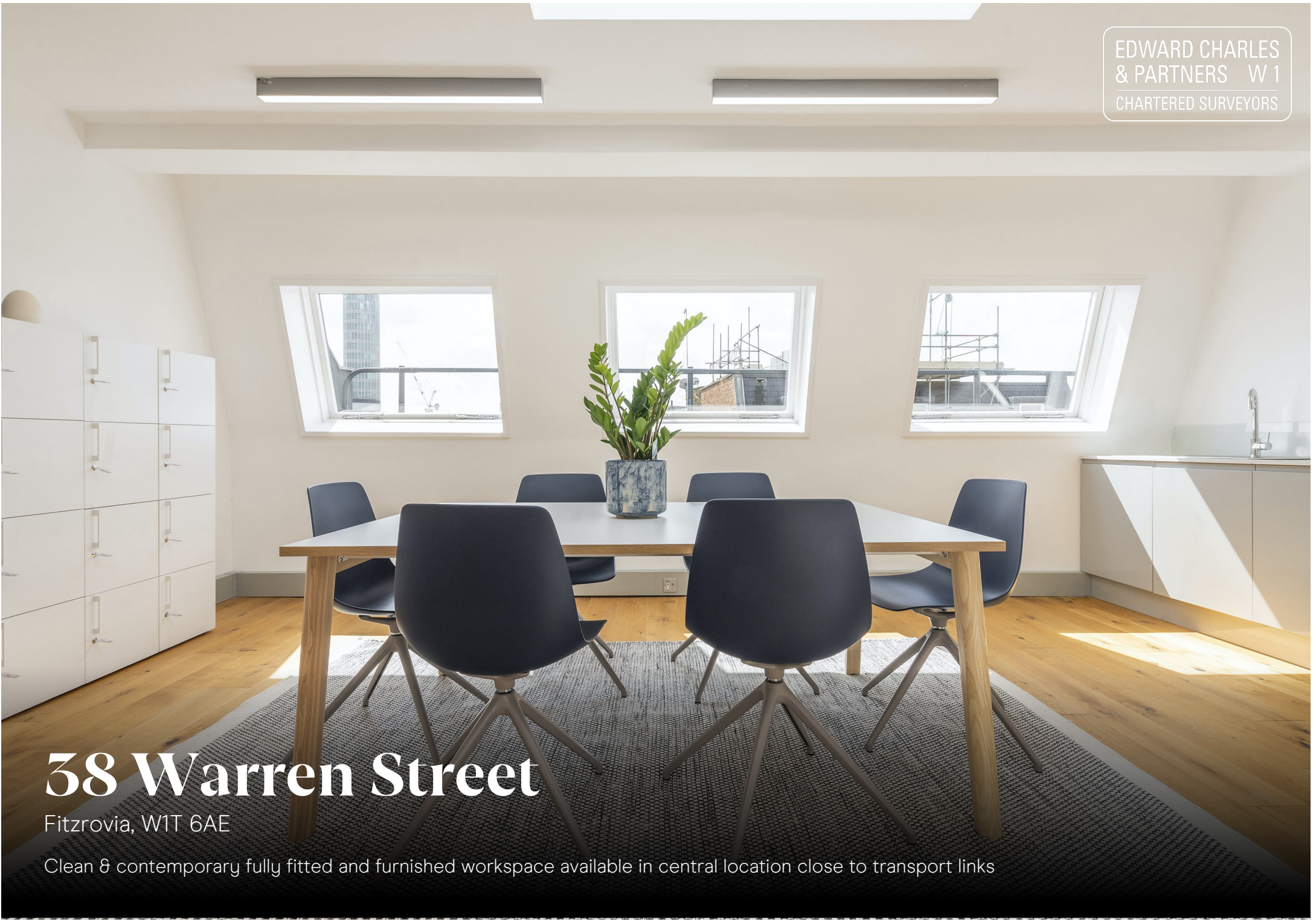


EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS



38 Warren Street

Fitzrovia, W1T 6AE

Clean & contemporary fully fitted and furnished workspace available in central location close to transport links

Key Points

- Exposed air conditioning with fresh air
- New LED lighting
- Fibre connectivity
- Good natural light
- Galvanized perimeter trunking
- Newly carpeted floor
- Video entry phone system
- Capped off services
- Refurbished WC's
- Newly fitted 4th Floor





Availability

Name	sq ft	sq m	Tenure	Availability
4th	1,708	158.68	To let	Available
3rd	2,033	188.87	To let	Available
Total	3,741	347.55		

Description

Newly fitted 4th-floor office with new VRF air conditioning with fresh air and LED lighting. The building further benefits from above-norm Fiber connectivity and a newly refurbished reception area.

Whilst the 3rd-floor benefits from a fitted configuration and furniture on request.

Terms

A new lease direct from the Landlord for a term by arrangement.

Tenure

Leasehold



Further Information

Location

Located on the Northern side of Warren Street, 38 is a short walk away from Great Portland Street (Metro, Circle & Hammersmith & City Lines) and Warren Street (Northern & Victoria Line) Underground Stations, as well as Euston railway station.

There are a variety of boutique eateries on Warren Street including; Honey & co Café, Mile 27 and Steak & Lobster.

Links

[Website](#) →
[Floor Plans](#) →

Contact

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