

CAPPER STREET

Fitzrovia



LDG



A large, modern office space with a herringbone wood floor, glass-walled meeting rooms, and large windows. The ceiling features recessed linear lighting and a black air conditioning unit. The space is bright and airy, with a clean, minimalist design.







HIGHLIGHTS

- Pedestrianised Capper Street Garden Entrance
- Passenger Lift
- Triple Aspect Building With Excellent Volumes Of Light
- New Linear LED Lighting
- Air-Conditioning
- Demised Kitchen & Restrooms
- Shower (Within The Common Parts)
- Tenant Services / On-Site Manager

DESCRIPTION

Entrancing by a pleasant pedestrianised urban garden, this corner building is well positioned for natural light from it's dual aspect window lines. There are two opportunities available within the building. On the third floor, we are providing a contemporary working environment, fitted with a large glass meeting room / office, that includes a fitted display and AV unit. Our first floor provides 3 meeting rooms in addition to 2 conference pods. Both offices come with dedicated kitchens.

CONNECTIVITY

A variety of fibre speeds are available via a secure, dedicated line.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

FURNITURE

Third Floor - The Landlord is organising a brand new furniture and dressing package, which will be installed soon.

First Floor - Existing furniture is available.

LEASE

Third Floor - New lease, for a term to be agreed.

First Floor - An sublease until September 2027 or a new lease directly with the Landlord.

VAT

This building is elected for VAT.

COMMUTE

Goodge Street - 2 mins

Warren Street - 3 mins

Tottenham Court Road - 6 mins

Euston - 10 mins

FOODIE HOTSPOTS

- Busaba - Honey & Co.

- Roka - Mere

LIQUID LUNCH

- Fitzrovia Bell - TCR Bar

- Percy & Founders - The Carpenter Arms

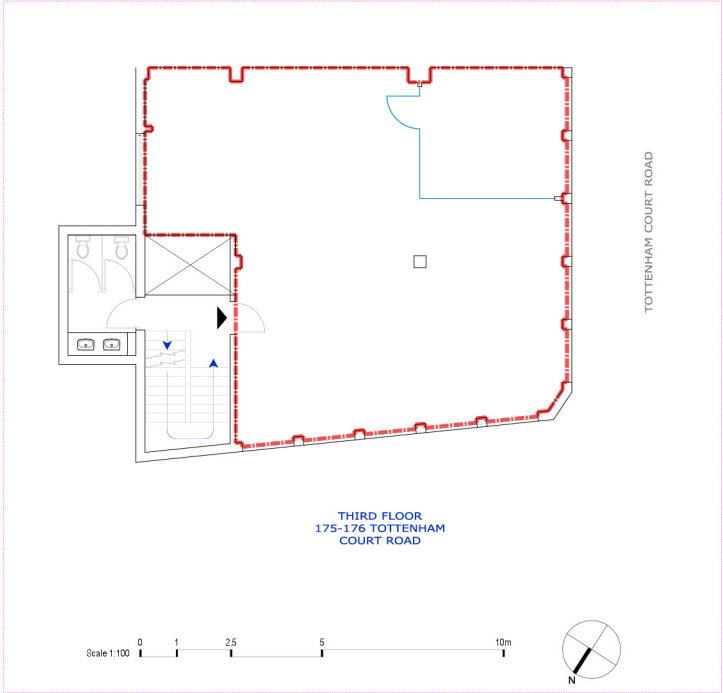
A STRETCH AWAY

- Fitness First - Tens Fitness

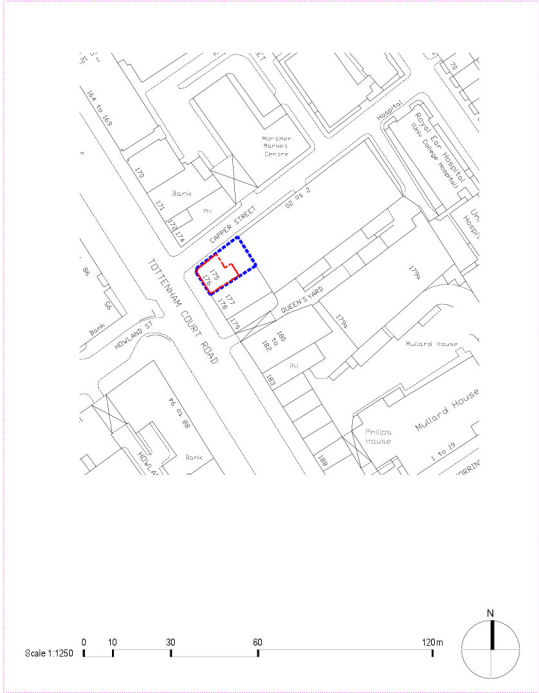
- Psycle - Pure Gym



Floor/Unit	Size	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	1,072 sq ft	£58,960 /annum	£25,680 /annum	£10,178.92 /annum	£7,901.58	£94,818.92	Available
3rd	1,091 sq ft	£72,500 /annum	£26,880 /annum	£10,178.90 /annum	£9,129.91	£109,558.90	Available



[01] THIRD FLOOR PLAN 1:100



[02] SITE LOCATION PLAN 1:1250

ISO-A3	LSE1 04/06/21 Lease Plan		VIVENDI ARCHITECTS LTD Unit E3U, Bounds Green Industrial Estate, Ringway, London N11 2UD Tel/Fax: +44 (0)20 3232 4000 email: info@vivendiarchitects.com © Vivendi Architects Ltd 2021 All rights reserved. Including but not limited to The Copyright, Designs and Patents Act 1988	CLIENT Lazari Investments	DRAWN AW	STATUS LSE		
					CHECKED GK	SCALE AT A3: REVISION		
					DESIGNED BY GK	1:100 & 1:1250 LSE1		
					JOB AND DRAWING NO:			
	PROJECT TITLE: 175-176 Tottenham Court Road, London W1							
	DRAWING TITLE: Third Floor & Site Location Plan				1860-E02-03			

175 TCR Third Floor - 2021

Ready to talk?



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