



High quality office floor, consisting of 5,788 sq ft available for occupation.

265 Tottenham Court Road

W1T 7RQ

Office

TO LET

5,788 sq ft

(537.72 sq m)

- Located directly next to Tottenham Court Road station
- Impressive entrance hall
- Commissionaire
- Air-conditioning
- 2 x automatic passenger lifts
- Good natural light
- Bike storage
- 24 hour access

265 Tottenham Court Road, London, W1T 7RQ

Summary

Available Size	5,788 sq ft
Rent	£85 per sq ft
Rates Payable	£34.52 per sq ft
Service Charge	£22.93 per sq ft
EPC Rating	Upon enquiry

Description

There is an impressive manned reception offering 24 hour access. There are two large passenger lifts servicing all floors with spacious lift lobbies on each level. The 2nd floor is going to be comprehensively refurbished to a high quality CAT-A spec.

The space offers substantial floor-to-ceiling heights along with exposed services & concrete. There is secure cycle storage on the ground floor accessed off Great Russell Street.

Location

Exceptional transport links in immediate proximity, with direct access to the Elizabeth, Northern & Central Lines from Tottenham Court Road station.

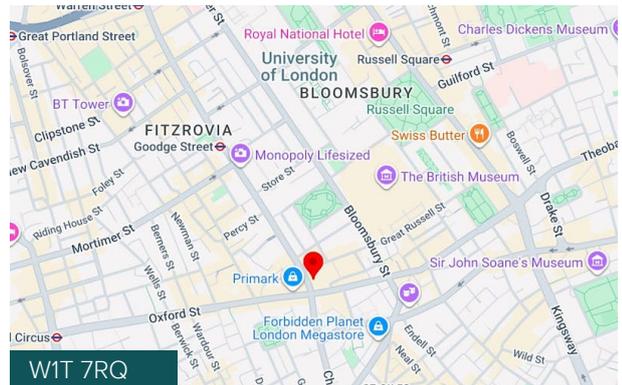
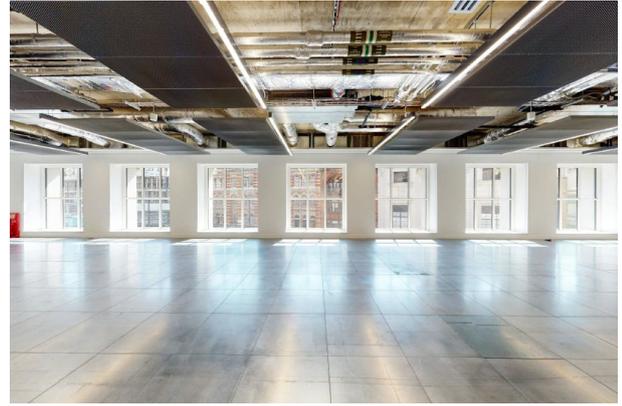
The prominent frontage offers an inviting entrance 50 meters away from the junction with Oxford Street.

Fitzrovia, Covent Garden and Soho are all on the doorstep offering excellent retail and leisure amenities all accessible by foot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	5,788	537.72	Available
Total	5,788	537.72	



Viewing & Further Information



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