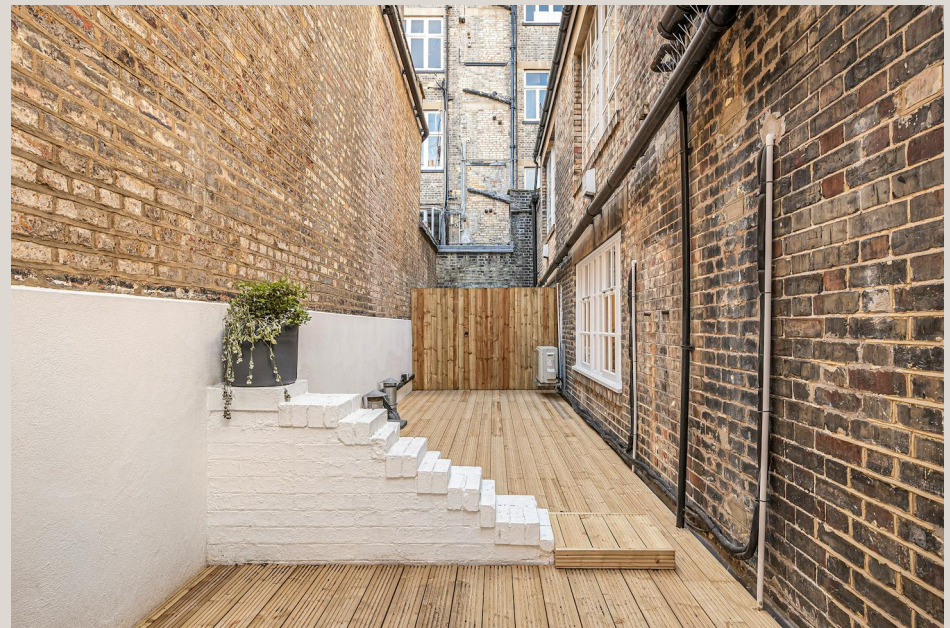
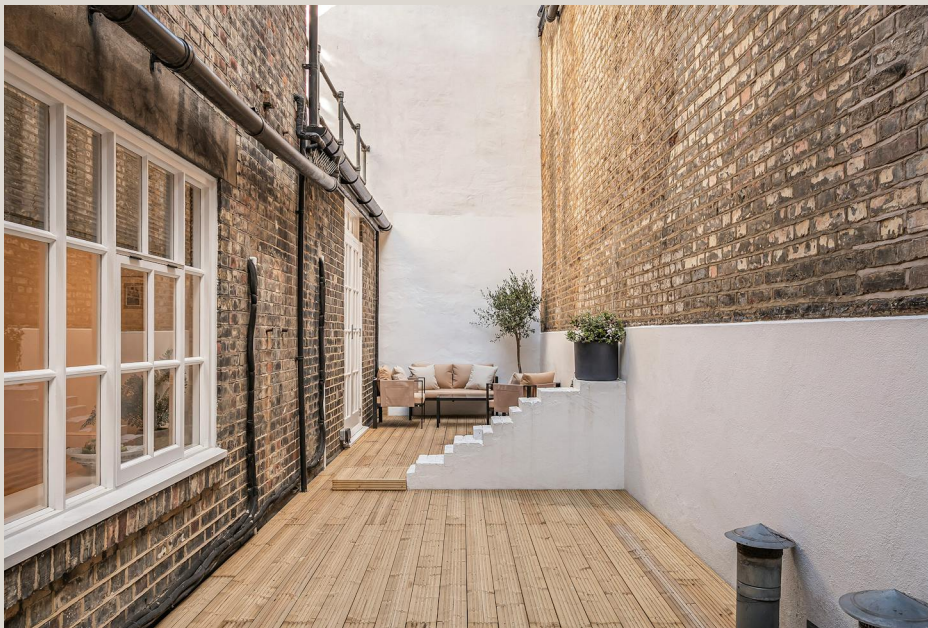


BALFOURHOUSE
Fitzrovia



LDG







Balfour House



DESCRIPTION

A beautifully designed office space that combines functionality with style. Inside, you'll find a spacious open-plan office with modern furniture and plenty of natural light streaming through large windows. The space is complemented by elegant wooden flooring, light-filled, and lush greenery, creating a fresh and productive atmosphere. Step outside and enjoy a unique bonus, a private terrace. Perfect for coffee breaks, informal meetings, or simply a breath of fresh air, this outdoor lounge features comfortable seating and a touch of greenery, offering a calming escape from the workday.

HIGHLIGHTS

- Phone booth available subject to negotiation
- Stylish Modern Refurbishment
- Fully Furnished Open Plan Office
- Private Spacious Outdoor Terrace
- Impressive Entrance Hall
- Excellent Natural Light
- Air-conditioning
- Private Restroom
- Brand New Kitchenette
- Fibre

WHEN CAN YOU MOVE IN?

Immediately, subject to contract

USE

Class E – Suitable for offices, medical and educational uses.

LEASE

A new lease is available directly with the Landlord.

FURNITURE

Furniture & dressing included.

CONNECTIVITY

The building benefits from fibre. Further information is available upon request.

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.

COMMUTE

Goodge Street. 7 mins
Oxford Circus. 9 mins
Great Portland Street. 9 mins
Warren Street. 10 mins
Tottenham Court Road. 13 mins

PARKING

ParkBee Clipstone Mews - 6 mins

FOODIE HOTSPOTS

- Naroon - OMÍ
- Harris - Nineteen-O-Five

LIQUID LUNCH

- Kings Arms - The Green Man
- The Crown & Sceptre - The Ship

A STRETCH AWAY

- The Gym - Tens Fitness
- Psyche - Pure Gym

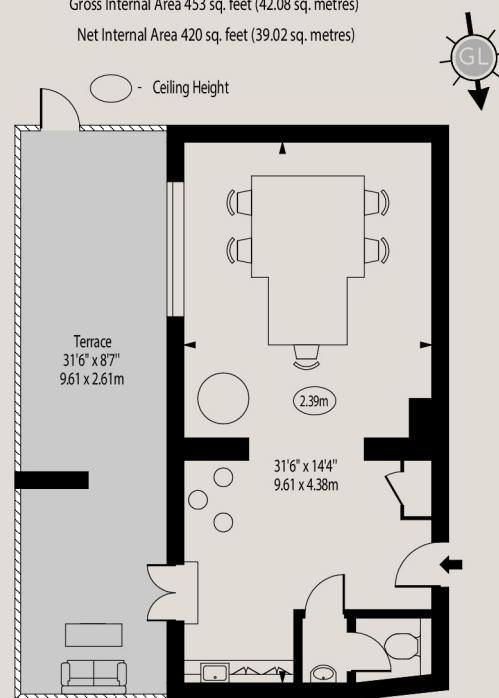


Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	366	£30,000 / annum	£11,880 / annum	£5,177.65 / annum	£3,921.47	£47,057.65	Available
Total	366				£3,921.47	£47,057.65	

Balfour House,
Great Titchfield Street, W1W 7DF

Gross Internal Area 453 sq. feet (42.08 sq. metres)

Net Internal Area 420 sq. feet (39.02 sq. metres)



Ground Floor

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 029003WI

Ground Floor

Ready to talk?



EMMA
HOLDER

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M: 07436182758
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HARRY
ISAACS

DD: 020 7291 0993
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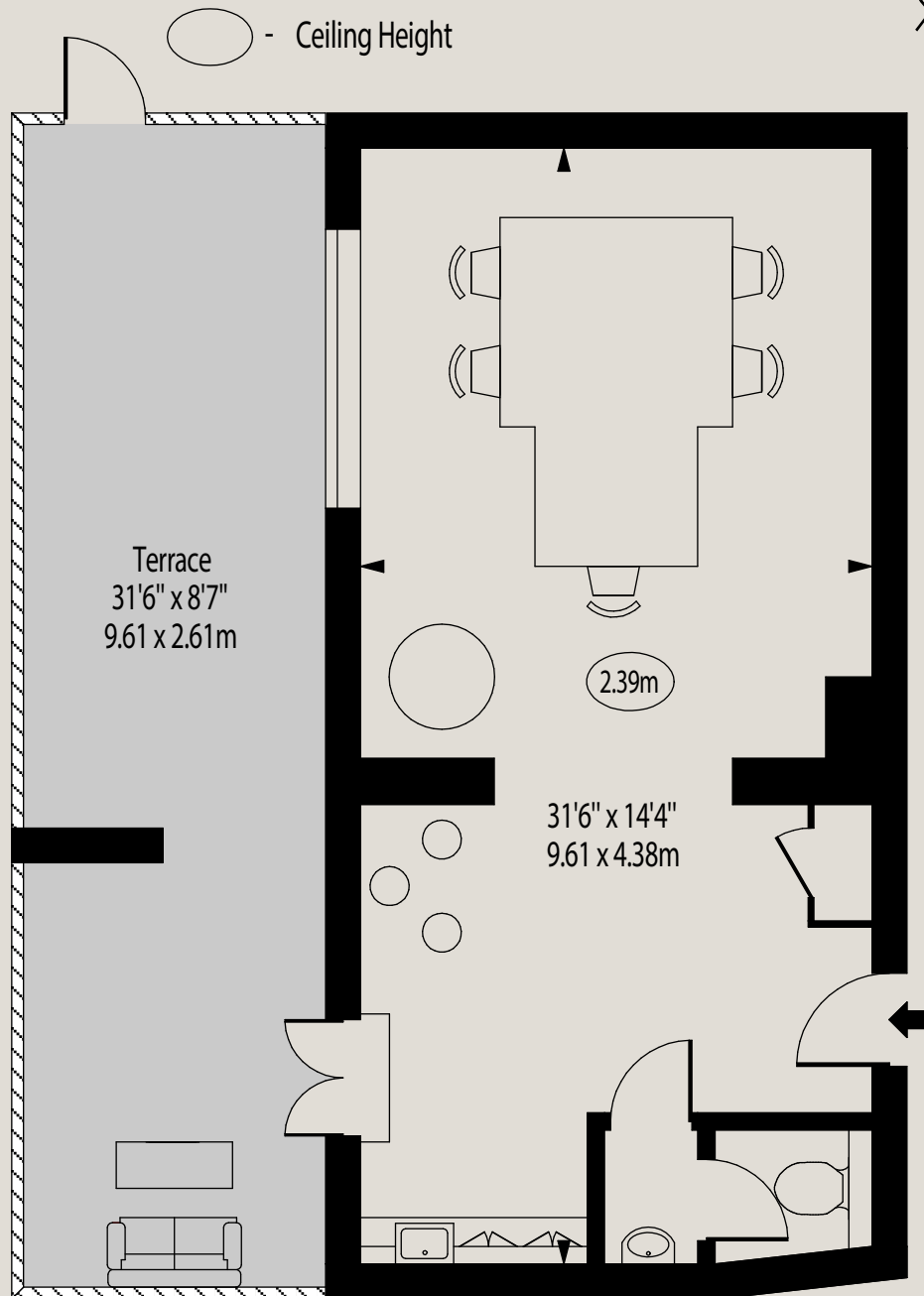
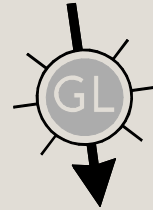
Balfour House



Balfour House,
Great Titchfield Street, W1W 7DF

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