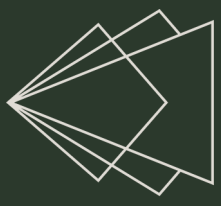
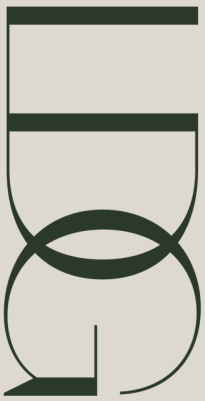
7 CHARLOTTE STREET

Fitzrovia







7 Charlotte Street

Lookbook









7 Charlotte Street

LDG

Lookbook









7 Charlotte Street

Specifics

DESCRIPTION
Otherwise known as 'the spine of Fitzrovia', Charlotte Street is famed for its mix of bars, restaurants and cafes.

The space has just finished refurbishment, with windows at the front and rear of the office allowing for lots of natural light. The office is fully fitted & furnished and benefits from a demised glass meeting room

HIGHLIGHTS
- Flexible Lease Terms
- Furnished
- 6-10 Person Meeting Room
- Air Con
- Refurbished Office Space
- Light Wood Flooring
- Great Natural Light
- Proximity to Food, Shopping & Transport Hotspots
- Demised Kitchenette & Restroom
- 12 Desks

LEASE
A new lease is available directly with the Landlord.

VAT
This building is elected for VAT.

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
The price is reflective of furniture being included.

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

COMMUTE
Goodge Street - 4 mins
Tottenham Court Road - 5 mins
Oxford Circus - 10 mins
Warren Street - 11 mins
Euston Square - 13 mins
Great Portland Street - 15 mins

PARKING
ParkBee Clipstone Mews - 9 mins

FOODIE HOTSPOTS
- Oak & Smoke - Via Emilia
- Gallio - Circolo Popolare

LIQUID LUNCH
- The Queen Charlotte - One Tun
- Fitzroy Tavern - The Duke of York

A STRETCH AWAY
- The Gym - Tens Fitness
- Psycle - Pure Gym

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

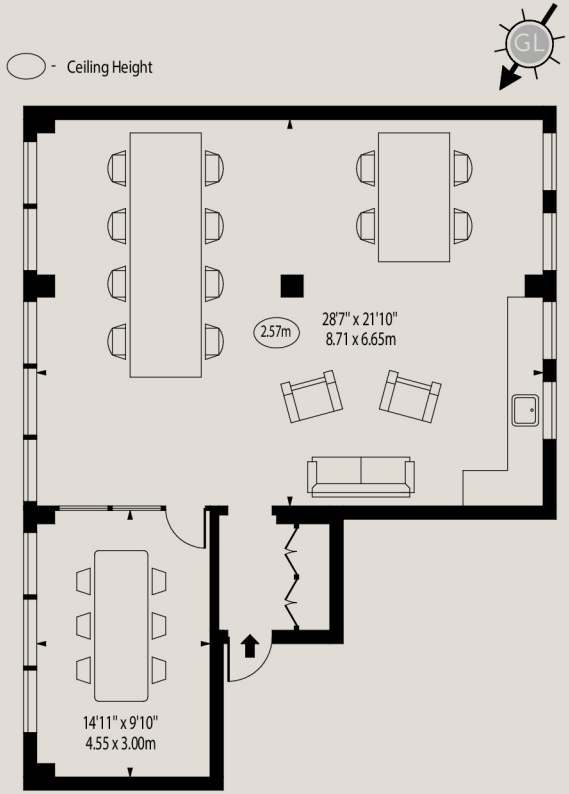
Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
3rd	820	£65,000 /annum	£21,816 /annum	£6,148 /annum	£7,747	£92,964	Available
Total	**820**				**£7,747**	**£92,964**	

LDG

Floorplan

Charlotte Street, W1T 1RG



Third 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. 033634E

THIRD

7 Charlotte Street

Ready to talk?



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