

11-13 MARKET PLACE

FITZROVIA, LONDON, W1W 8AH

FOREST
REAL ESTATE

TO LET

774 SQ FT

**An Incredible Characterful Workspace
Overlooking Market Place Moments from
Oxford Circus Station.**

Key Features

- Amazing Natural Light
- Meeting Room
- Fitted Kitchenette
- Fully Furnished
- WC's
- Concertina Door Passenger Lift
- Entry Phone System
- Self-Contained Floor

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Description

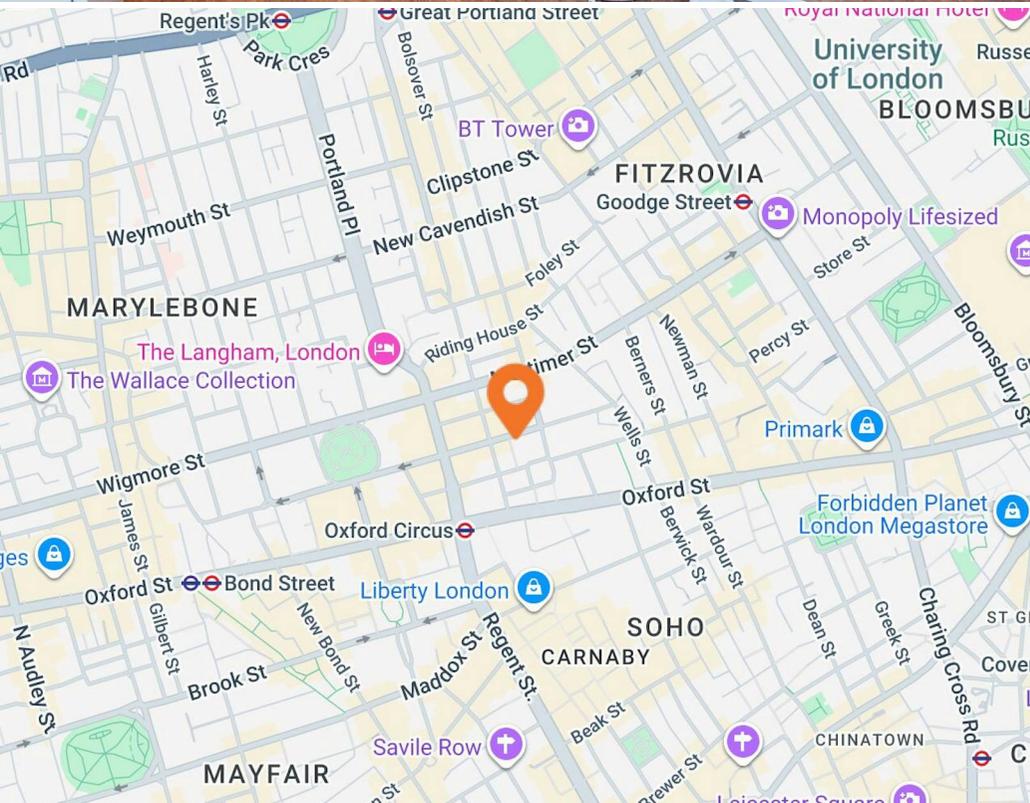
Situated in the vibrant Market Place Piazza, this impressive 4th floor space is flooded with natural light from expansive windows and enhanced by striking, lofty ceiling heights. The floor benefits from fibre connectivity (not tested), original timber flooring, wall-mounted radiators, perimeter trunking and modern LED panel lighting.

The accommodation includes a fitted kitchen with breakfast bar, alongside a separate six-person meeting room, making it ideal for both collaboration and focus. Access to the floor is provided via an internal stairwell or a concertina door lift.

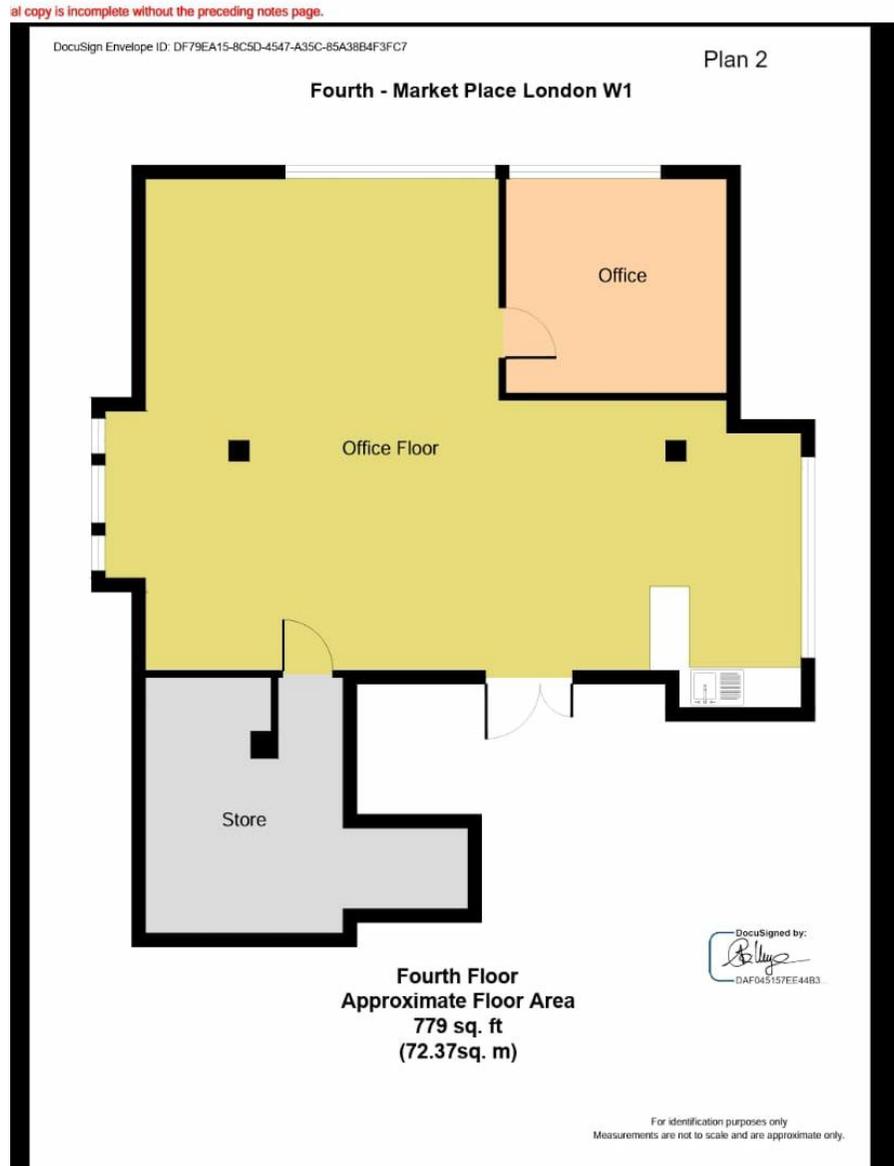
Private shower and WC facilities are available within the building, and the space is further complemented by a fitted entry phone system.

Location

The property is located on the north side of the highly sought-after semi pedestrianised Market Place Piazza, between Great Portland Street and Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place. Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines) being a 4 minute walk, Goodge Street (Northern line) a 9 minute walk and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) a 13 minute walk from the property. Oxford Market sits on the ground floor of this Fitzrovia building.







Availability

Lease	New Lease
Rent	£49 per sq ft
Rates	£15,000 per annum These business rates are an estimate. Applicants are advised to make their own enquiries to The London Borough of Westminster
Service Charge	£12.50 per sq ft Exclusive of Building Insurance
VAT	Applicable
EPC	On application

Contact

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