

TEN MIDFORD PLACE

Fitzrovia



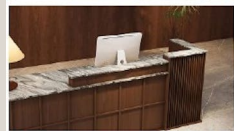
LDG



Ten Midford Place



DESIGN PROPOSAL
PROPOSED LOOK & FEEL | RECEPTION



New worktop and upstand to desk



New reception desk back-drop



Lower storage with planter



New porcelain terrazzo floor tile



Integrated planter and refreshments joinery, with water dispenser and provisions for future coffee machine



New lounge seating



DESIGN PROPOSAL
PROPOSED LOOK & FEEL | THIRD FLOOR



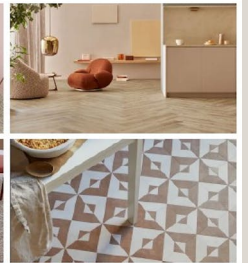
Banks of 4-6 person desks



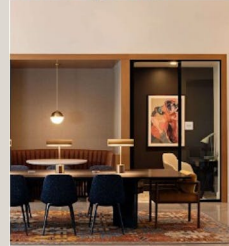
Lounge furniture to entrance



Carpet tile to office/meeting rooms



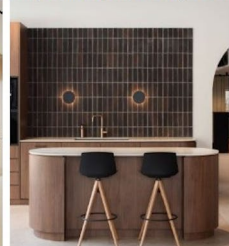
LVT to circulation/breakout



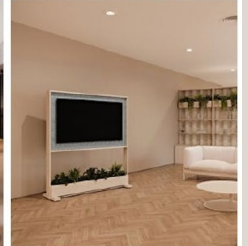
Library style table & phone booths



Dual colour finishes to t-point



Small T-Point island & stools



Modular TV divider

DESIGN PROPOSAL

PROPOSED LOOK & FEEL | THIRD FLOOR



Entrance armchairs



Entrance coat storage



Acoustic panels to meeting rooms



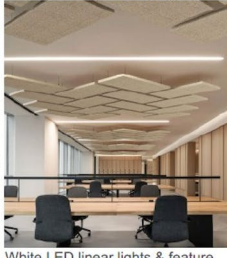
Feature meeting room table



Meeting room chairs



Single & double phone booths



White LED linear lights & feature acoustic panels



Brass meeting room pendant



New black wood effect doors with brass handles

DESIGN PROPOSAL

PROPOSED LOOK & FEEL | RECEPTION



New manifestation & curtain



Section of manifestation to window



Existing ceiling



New black double lights to ceiling



Existing signage retained



New flush linear LED lights



New reception desk pendant



New wall lights to refreshments



DESCRIPTION

If an X is a strike, this workspace is a ten! Midford Place will provide fully fitted and furnished office found in Fitzrovia. At its heart sits an exposed steel frame in the shape of an X - bold, unapologetic, iconic. It marks the spot, where we think your company should move to.

An impressive office needs to be supported impressive communal facilities. There is a strong visual presence with its newly designed entrance hall, that offers commissionaire / concierge services. It also offers end of trip facilities with a sperate dedicated entrance.

If you're looking for the perfect ten - you might just have found it.

HIGHLIGHTS

- Refurbished Fitted & Furnished Offices
- End of Trip Facilities With Dedicated Entrance
- Feature Exposed Steel X Frame
- Newly Designed Entrance With Commisionaire
- Excellent Natural Light from 3 Sides
- Excellent Ceiling Height
- Terrace (Fourth Floor Only)
- Air-Conditioning
- Pod Rooms
- Fully Accessible Raised Floor
- Large Passenger Lift (8 People)

LEASE

Lease lengths from 3 years, or longer. The lease will be contracted outside the Landlord and Tenant Act.

FURNITURE

Existing furniture included.

WHEN CAN YOU MOVE IN?

Suites are available immediately under the existing conditions.
Completion of the refurbishment is expected by the end of the year.

CONNECTIVITY

The building benefits from fibre connectivity. Further information upon request.

VAT

This building is elected for VAT.

FURTHER INFORMATION

EPC & other reports are also available upon request.

MARKETING

Our marketing incorporates CGIs and proposed fit-out designs for the impending refurbishment that the Landlord is planning to deliver. These are for indicative purposes only and subject to changes.

Ten Midford Place

COMMUTE

Warren Street. 3 mins
Goodge Street. 4 mins
Euston. 8 mins
Tottenham Court Road. 13 mins
Russell Square. 16 mins

PARKING

Euro Car Parks - 4 mins.

FOODIE HOTSPOTS

- Rosa's Thai - Honest Burger
- SushiDog - Franca Manca

LIQUID LUNCH

- The Court - The Grafton Arms
- TCR Bar - The Northumberland Arms

A STRETCH AWAY

- PureGym - The Gym Group
- Rumble - Tens Health & Fitness

VIEWINGS

Please contact LDG (0207 580 1010) or our joint agents Ian Scott International (0207 493 9911) to arrange a viewing.



Demise	sq ft	Rent	Rates Payable	Service charge	Monthly Rent	Total month	Total year	Availability
2nd	2,845	£220,500 /annum	£99,840 /annum	£62,590 /annum	£18,375	£31,910.83	£382,930	Under Offer
3rd	2,760	£214,000 /annum	£97,920 /annum	£60,720 /annum	£17,833.33	£31,053.33	£372,640	Coming Soon
4th	2,398	£186,000 /annum	£84,480 /annum	£52,757 /annum	£15,500	£26,936.42	£323,237	Coming Soon
Total	8,003					£89,900.58	£1,078,807	

Ready to talk?



HARRISON
EAGLES

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



HARRY
ISAACS

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk

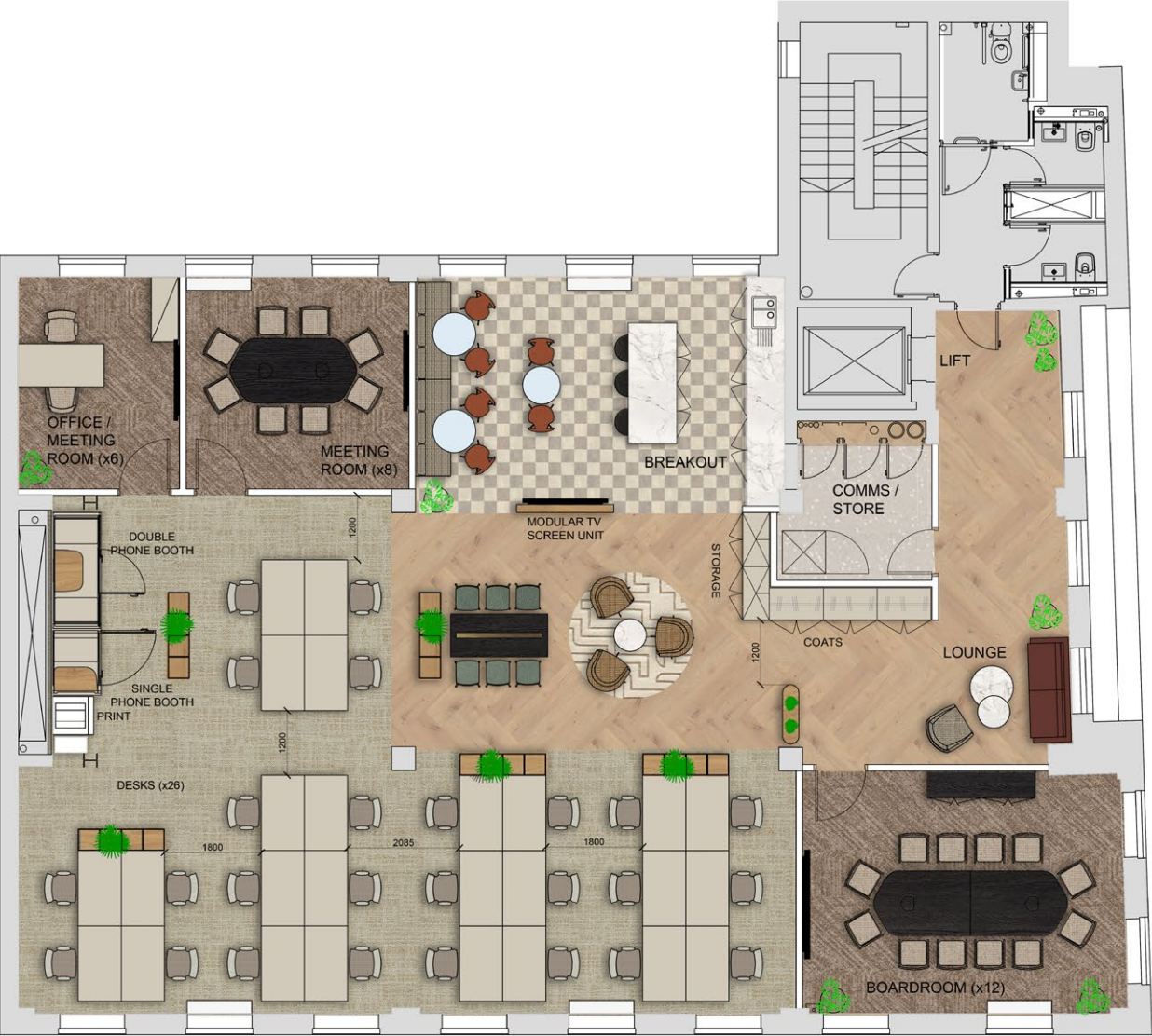


DANIEL
CASTLE

DD: 0207 290 0590
M: 07502 224 861
E: daniel@ldg.co.uk

DESIGN PROPOSAL

GENERAL ARRANGEMENT PLAN | THIRD FLOOR



ACCOMMODATION SCHEDULE	
FACILITY (xPEOPLE)	QTY
OPEN PLAN DESKS (1400 x 800)	26
BOARDROOM (x12)	1
MEETING ROOM (x8)	1
MEETING ROOM (x6) / OFFICE	1
INFORMAL MEETING AREAS	5
PHONEBOOTHS	2
STORAGE UNITS	7
COAT STORAGE	3
T-POINT & BREAKOUT	1
PRINT POINTS	1
COMMS ROOM / STORAGE ROOM	1

AREA: 257 SQM / 2,766 SQ FT

1:8 RATIO: 32 PERSONS*

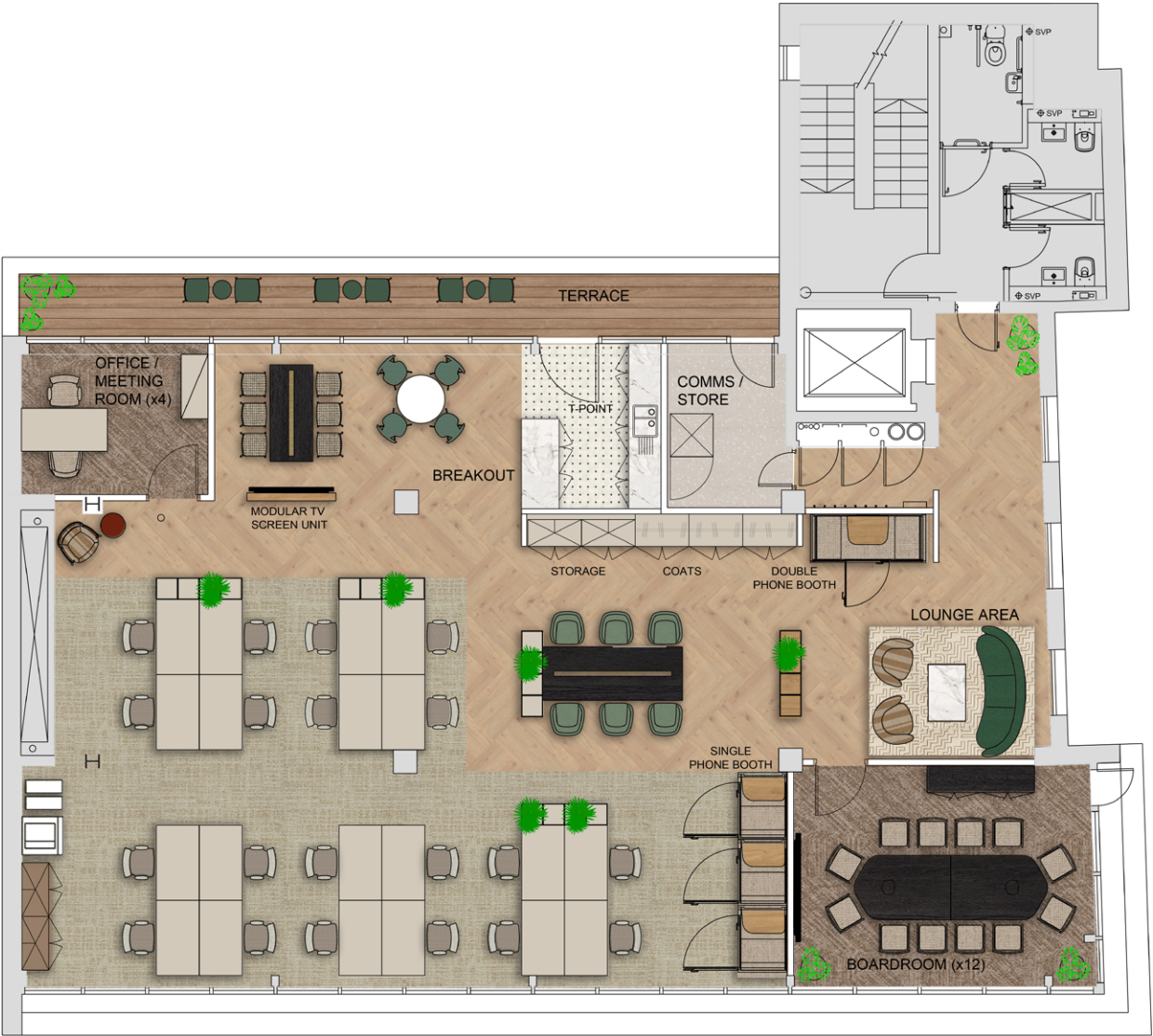
1:10 RATIO: 26 PERSONS*

*FIRE ESCAPE AND OCCUPATIONAL DENSITY
FIGURES TO BE CONFIRMED BY BUILDING CONTROL

ALL MEASUREMENTS TO BE CHECKED ON SITE

DESIGN PROPOSAL

GENERAL ARRANGEMENT PLAN | FOURTH FLOOR



ACCOMMODATION SCHEDULE	
FACILITY (xPEOPLE)	QTY
OPEN PLAN DESKS (1400 x 800)	20
BOARDROOM (x12)	1
MEETING ROOM (x4) / OFFICE (x1)	1
INFORMAL MEETING AREAS	3
PHONEBOOTHS	4
STORAGE UNITS	9
COAT STORAGE	3
T-POINT & BREAKOUT	1
PRINT POINTS	1
COMMS ROOM / STORAGE ROOM	1

AREA: 221 SQM / 2,379 SQ FT

1:8 RATIO: 28 PERSONS*

1:10 RATIO: 22 PERSONS*

*FIRE ESCAPE AND OCCUPATIONAL DENSITY
FIGURES TO BE CONFIRMED BY BUILDING CONTROL

ALL MEASUREMENTS TO BE CHECKED ON SITE

Option One