

**27 RATHBONE STREET,
FITZROVA,
LONDON W1T 1NH**

Office to Let – 1,586 sq ft.

**LOCATION**

The property benefits from excellent nearby amenities such as local and established chain restaurants, pubs and cafes. Additionally, Oxford Street with internationally renowned stores is located in close proximity.


DESCRIPTION

27 Rathbone Street is a prominent building on Rathbone Street. The available space comprises of both the ground and lower ground with private access. There is great natural light into the ground floor and is available fully furnished.

AMENITIES

- 1 GB Fibre line installed
- Private entrance
- Fully furnished
- Refurbished WC's
- Air conditioning
- Perimeter trunking

TRANSPORT LINKS

Goode Street		5 minutes
Tottenham Court Road		6 minutes
Warren Street		11 minutes

AVAILABILITY

Ground Floor – 730 sq ft.

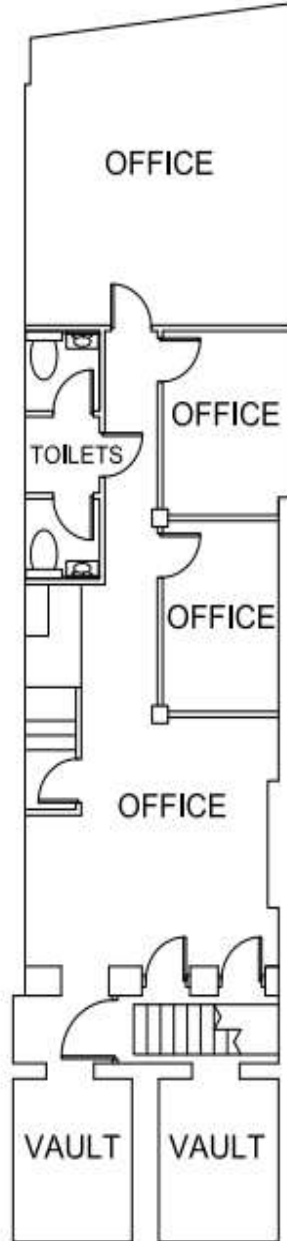
Lower Ground Floor – 856 sq ft.

Total = 1,586 sq ft.**TERMS**

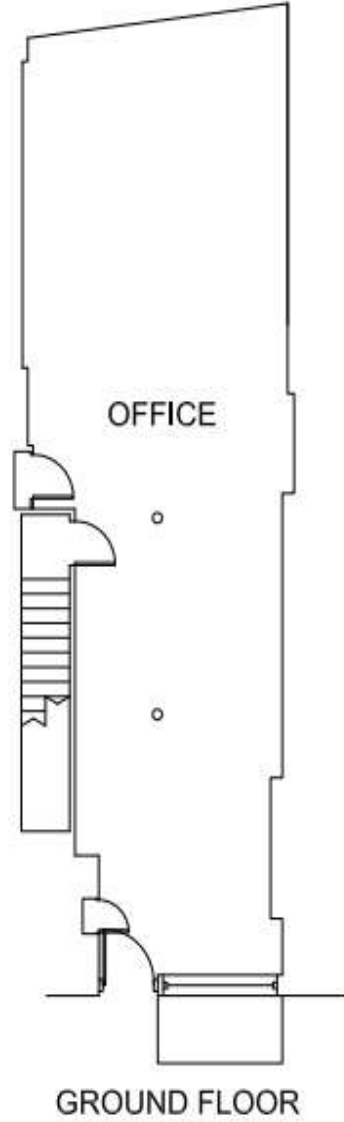
A new lease is available directly from the Landlord.

Rent: £40.00 per sq.ft**Rates:** £16.36 per sq.ft**Service charge:** N/A**CONTACT****Angus Marlow-Thomas: 020 7866 8612**angus.marlow-thomas@montagu-evans.co.uk**Katie Stewart: 020 7866 8692**kaie.stewart@montagu-evans.co.uk**Henry Clark: 020 7312 7481**henry.clark@montagu-evans.co.uk

For further information or to arrange a viewing.



LOWER GROUND FLOOR



RATHBONE STREET