



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Unique Warehouse Style Office in the Heart of Fitzrovia

7-10 Charlotte Mews, London, W1T 4EF



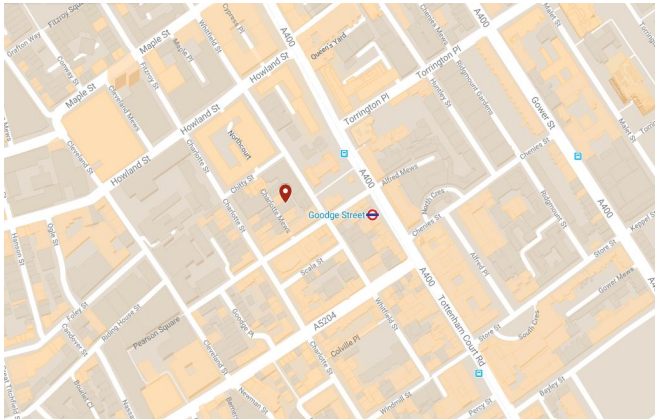
- 1,500 - 7,715 Sq Ft (139.35 - 666.57 Sq M)
- Creative media style office space
- Excellent transport links
- Refurbished or fitted options

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

7-10 Charlotte Mews, London, W1T 4EF

Location



Charlotte Mews is conveniently situated in the heart of Fitzrovia, located on a quiet Mews, accessed off Tottenham Street and Chitty Street.

The property benefits from excellent transport links being located within only a minutes walk of Goodge Street station and well serviced bus routes.

The offices are located within walking distance of local shops, bars and restaurants offering occupiers a variety of amenities.

Description

The property comprises a brick built/warehouse style office building arranged over 4 floors, totaling 7,175 sq ft. The available accommodation benefits from the following specification:

- Open plan spaces
- Air-conditioning
- Wooden floors
- Floor boxes
- WCs on every floor
- Suspended lighting
- Meeting rooms
- Perimeter trunking
- 24/7 access

Accommodation

The accommodation provides the following approximate floor areas:

Accommodation	Sq Ft	Sq M
7-10 Charlotte Mews		
Ground	3,080	286.14
1st	2,595	241.08
2nd	1,500	139.35
Total	7,175	666.57

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Est £22.80 per sq ft per annum (April 2018).

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

A new effective FRI lease direct from the landlord for a term to be agreed.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Rent

Guiding £72.50 per sq ft

Service Charge

To be confirmed

Timing

Possession available from June 2019.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ty Turner

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Office Space



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Ground Floor Plan



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