



265 Tottenham Court Road, London, W1T 7RQ

5,808 Sq Ft High Quality, 'Plug & Play' Office Floor To Let

- High quality self-contained floor
- Economical overall outgoings
- 5,808 sq ft net internal area
- Building reception & concierge
- Fitzrovia - prime west end location
- Fully fitted & furnished
- Demised WC's
- End of trip - bike racks & showers

Overview.

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Location.

Prominently positioned on Tottenham Court Road in the heart of Fitzrovia, the property benefits from immediate access to one of Central London's most vibrant and well-connected locations. Tottenham Court Road Underground Station (Central, Northern and Elizabeth Lines) is moments away, providing exceptional connectivity across London. The surrounding area offers an outstanding amenity provision, with a wide range of cafés, restaurants, retail and leisure operators, making it an increasingly sought after destination for office occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
4th	5,808	539.58	£80	£33.26	£16.60	£754,226.88
Total	5,808	539.58	£80	£33.26	£16.60	£754,226.88

Financials.

Rent £80 per sq ft Passing Rent

Rates Payable £33.26 per sq ft

Service Charge £16.60 per sq ft

VAT Applicable

EPC Rating D (83)

Terms.

Sublease until August 2030, outside the Landlord & Tenant Act 1954.

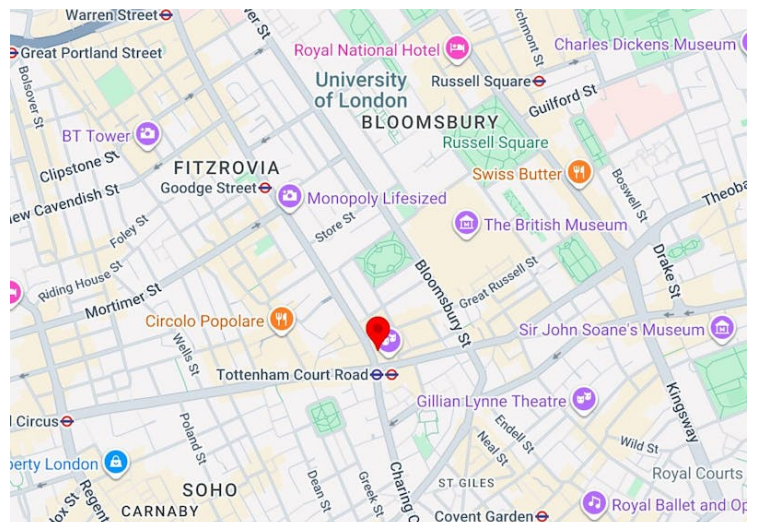
Alternatively, an assignment of the existing lease expiring 7 September 2035, outside the Landlord & Tenant Act 1954, with a Tenant only break option on 7 September 2030. There is a 6 month rent free period commencing Sept 2030 if the break option is not exercised.

Contacts.

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