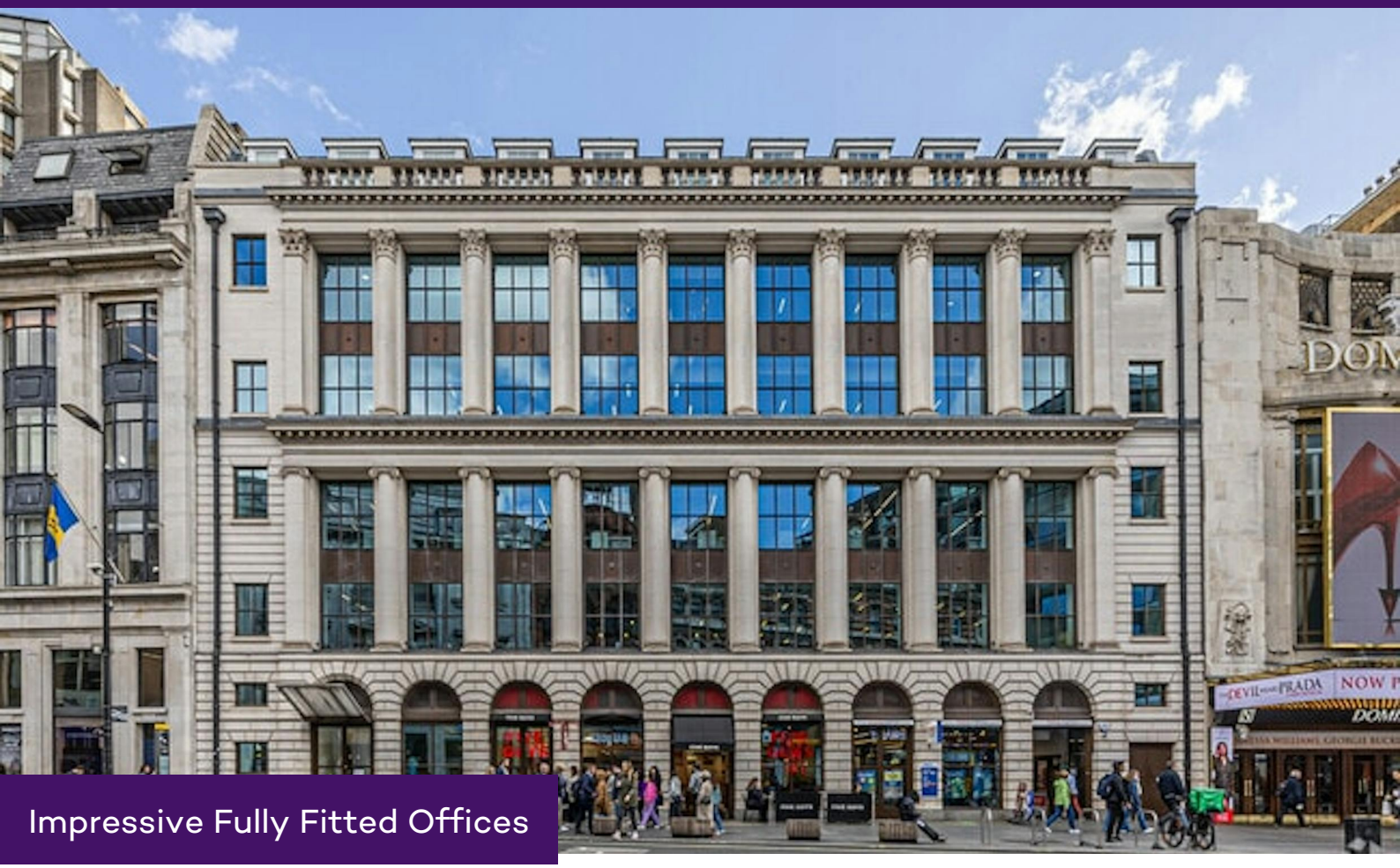
Lorenz
CONSULTANCY

TO LET



Impressive Fully Fitted Offices

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

0207 629 9898

lorenzconsultancy.com

Overview.

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

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	£70	£33.26	£16.60	£696,146.88
Total	**5,808**	**539.58**	**£70**	**£33.26**	**£16.60**	**£696,146.88**

Financials.

Rent	£70 per sq ft
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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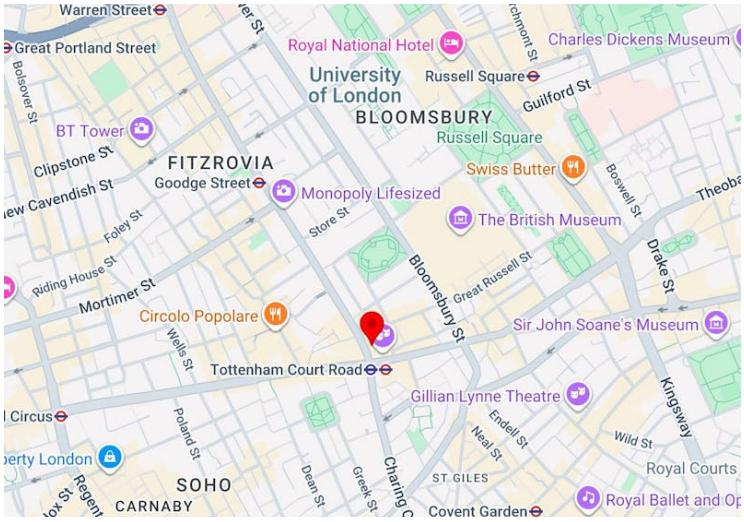
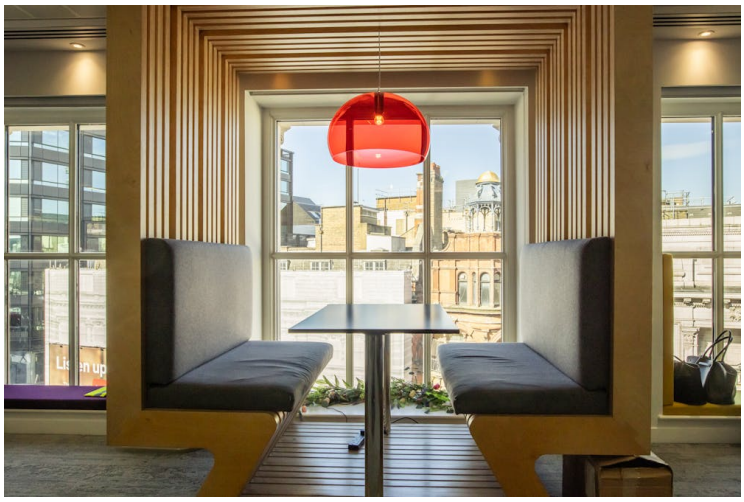
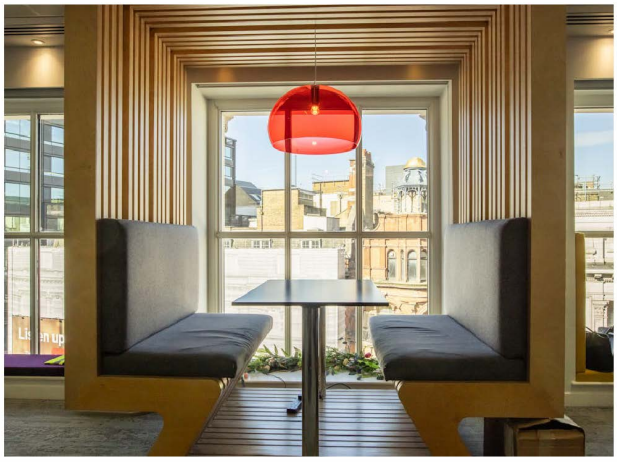


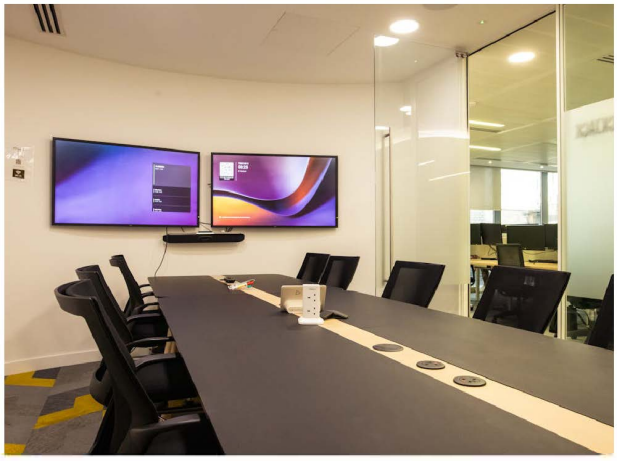


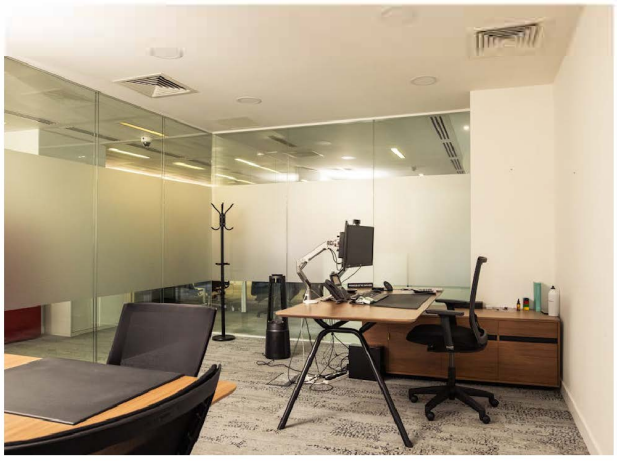
The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 21/05/2026

DEVIL PRADA

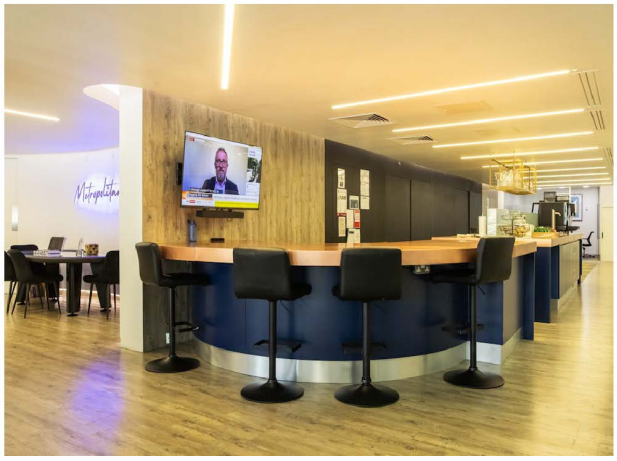


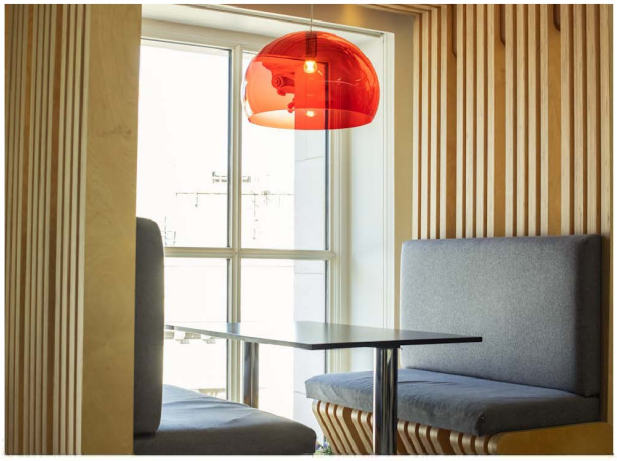
FIRE
XTINGUISHERS

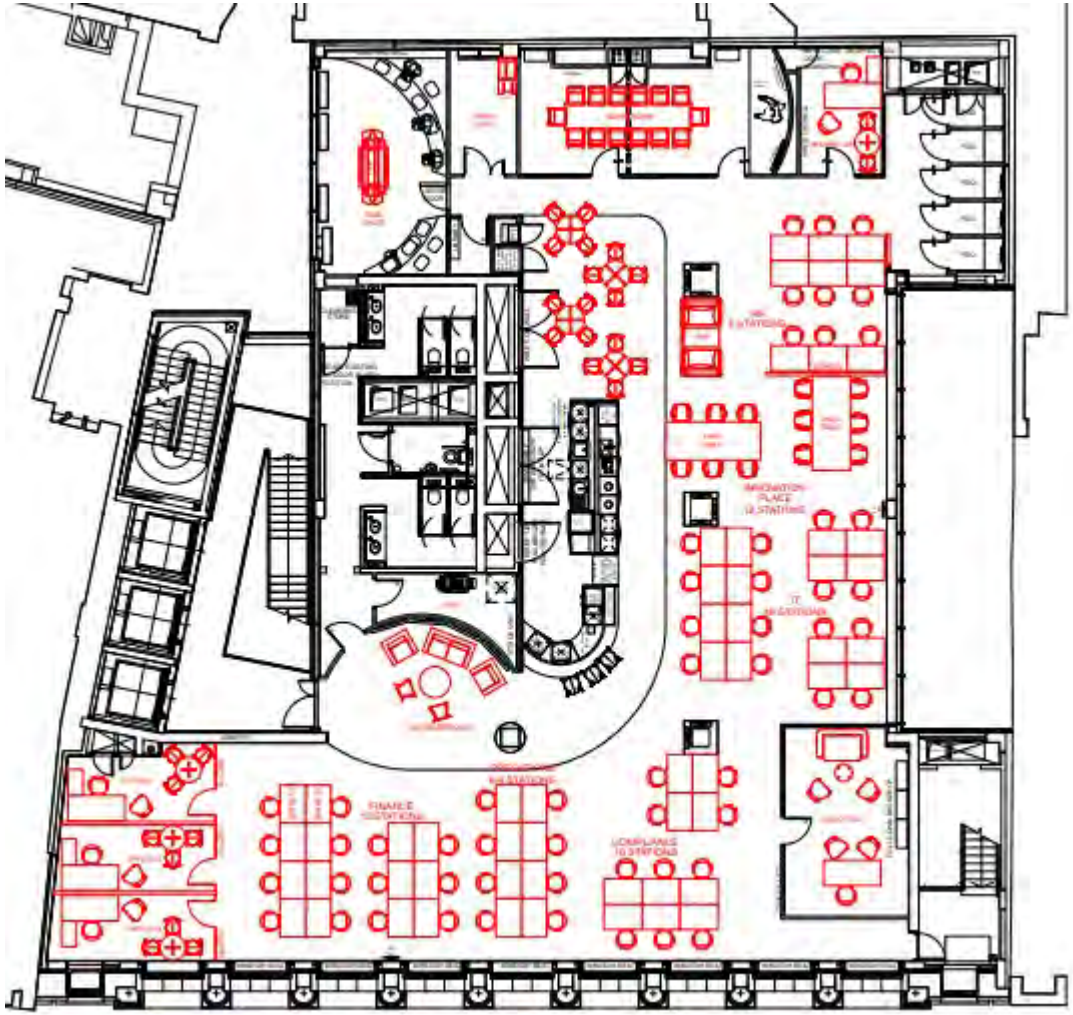




STRIKEWORTH






FINANCE
COMPLIANCE