



TO LET

OFFICE – 933 SQ FT AVAILABLE

1ST FLOOR, 43-45 CHARLOTTE STREET, FITZROVIA, LONDON, W1T 1RS

DESCRIPTION

The 1st floor, measuring 933 sq ft, provides bright, smart office space which is currently fitted to previous occupiers' use. The floor has good floor-to-ceiling height, good natural light and benefits from a demised kitchen & W/C.

LOCATION

43-45 Charlotte Street sits in a busy pocket of Fitzrovia, just below the intersection of Goodge Street and Charlotte Street. The area is rich in amenities and a great location for occupiers. Blank Street Coffee, The Fitzroy Tavern and The Charlotte Street Hotel are all within short walking distance.

The building is extremely well located being situated a short walk from Goodge Street Station and Tottenham Court Road Station, providing access to the Elizabeth Line, Northern and Central Lines.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1 st floor	933	86.69
TOTAL	933	86.69

TENURE

Leasehold
Available via a new lease direct from the Landlord.

EPC

The property has an EPC rating of C

AMENITIES / OPPORTUNITY

- Great natural light
- Good floor-to-ceiling height
- Smart reception
- Meeting room
- Demised kitchen & W/C
- Great transport links
- Furniture via separate arrangement

RENT

£44,400 per annum

SERVICE CHARGE

Est. £9,634 per annum

RATES

The current 2023 Rateable Value of the property is:

1st floor £39,000 the Business Rates liability is
Est. £20,748 pa for the 2023/24 Rate Year.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



Local amenities such as Old School Barber Shop, Lisboeta, Pied à Terre and Goode Flowers are just on your doorstep.



Haug London Haus, Banh Mi Bay and The Newman Arms are all located a short walk away on Rathbone Street



The Fitzroy Tavern located the other end of Charlotte Street, great for after work drinks or celebrations

VIEWINGS – 020 7389 1500

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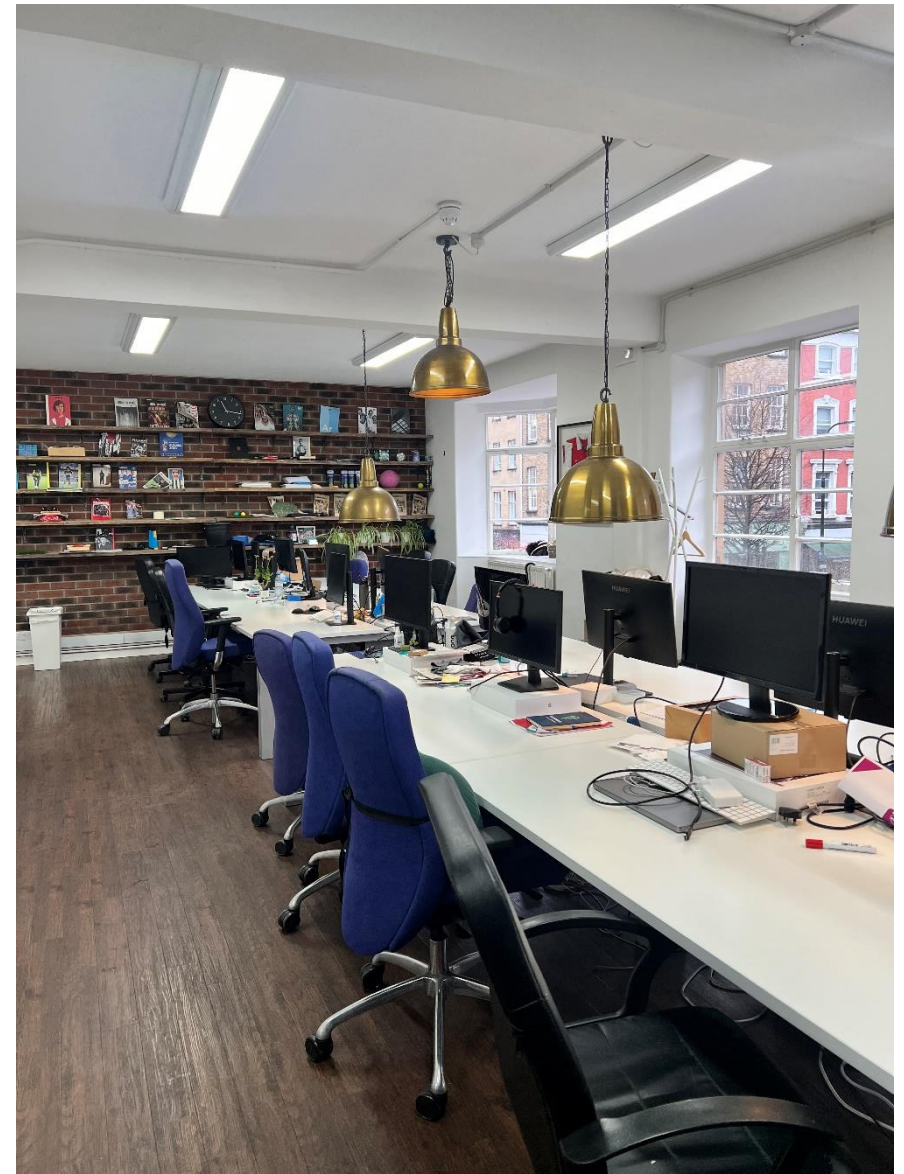
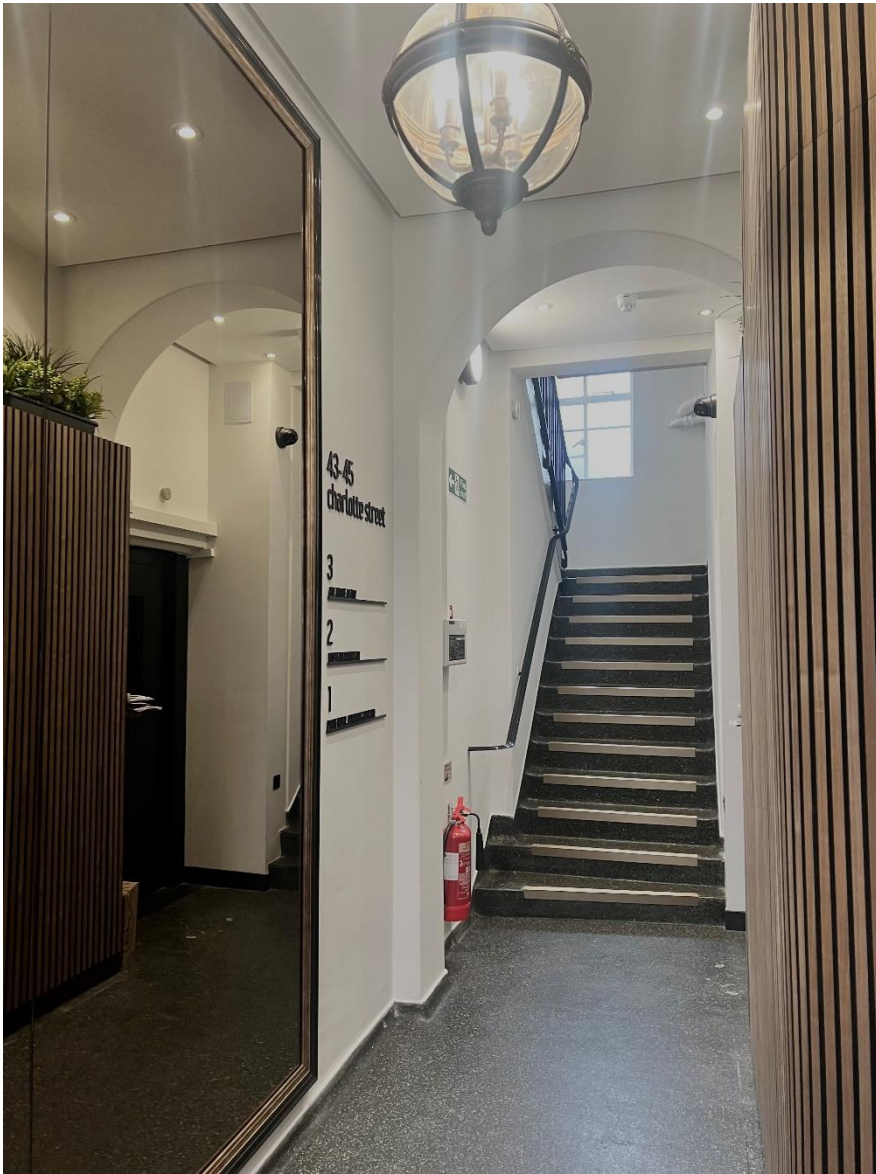


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**MAKING
PROPERTY
WORK**



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