

SHW

ESSEL HOUSE

FITZROVIA LONDON W1

1,727 sq ft
Second Floor Office
29 Foley Street

AVAILABLE TO LET



The 2nd floor, measuring 1,727 sq ft, provides smart bright media-style office space which has been recently redecorated.

The space is fully fitted, providing 25 desks, 2 meeting rooms, exec office and a kitchen.

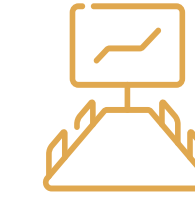
The floor benefits from excellent natural light and good floor-to-ceiling height.



SPECIFICATION



Passenger Lift



2 x Meeting Rooms



Executive Office



Fully Fitted Workspace



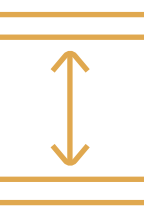
Kitchen



Recently Redecorated



Demised Toilets



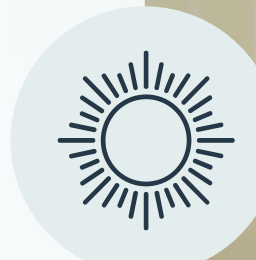
Good Floor-To-Ceiling Height



Light up your workspace

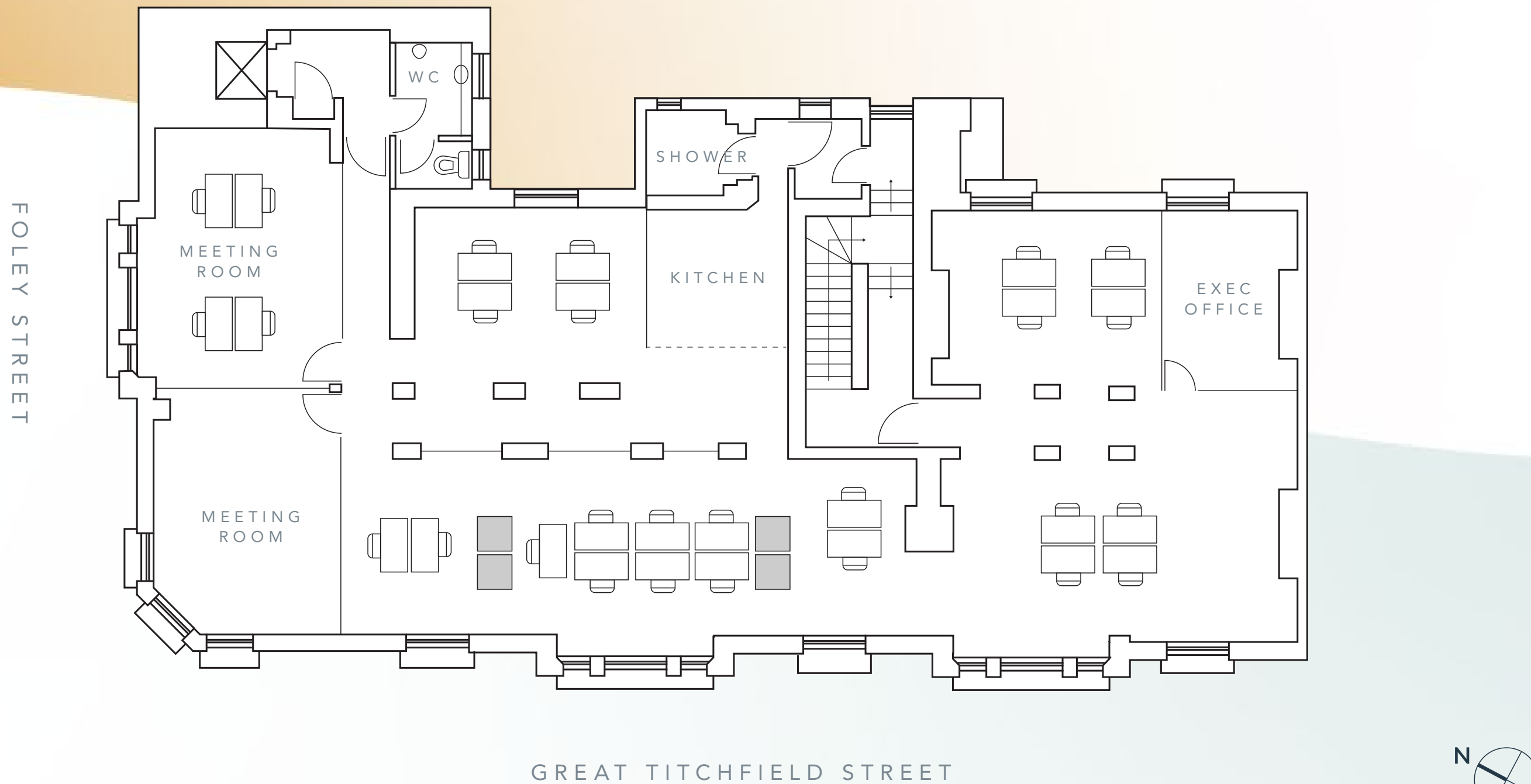


ENJOY EXCELLENT NATURAL LIGHT • ENJOY EXCELLENT NATURAL LIGHT



FLOOR PLAN

Dynamic & Bright



2nd Floor | 1,727 sq ft | 160 sqm

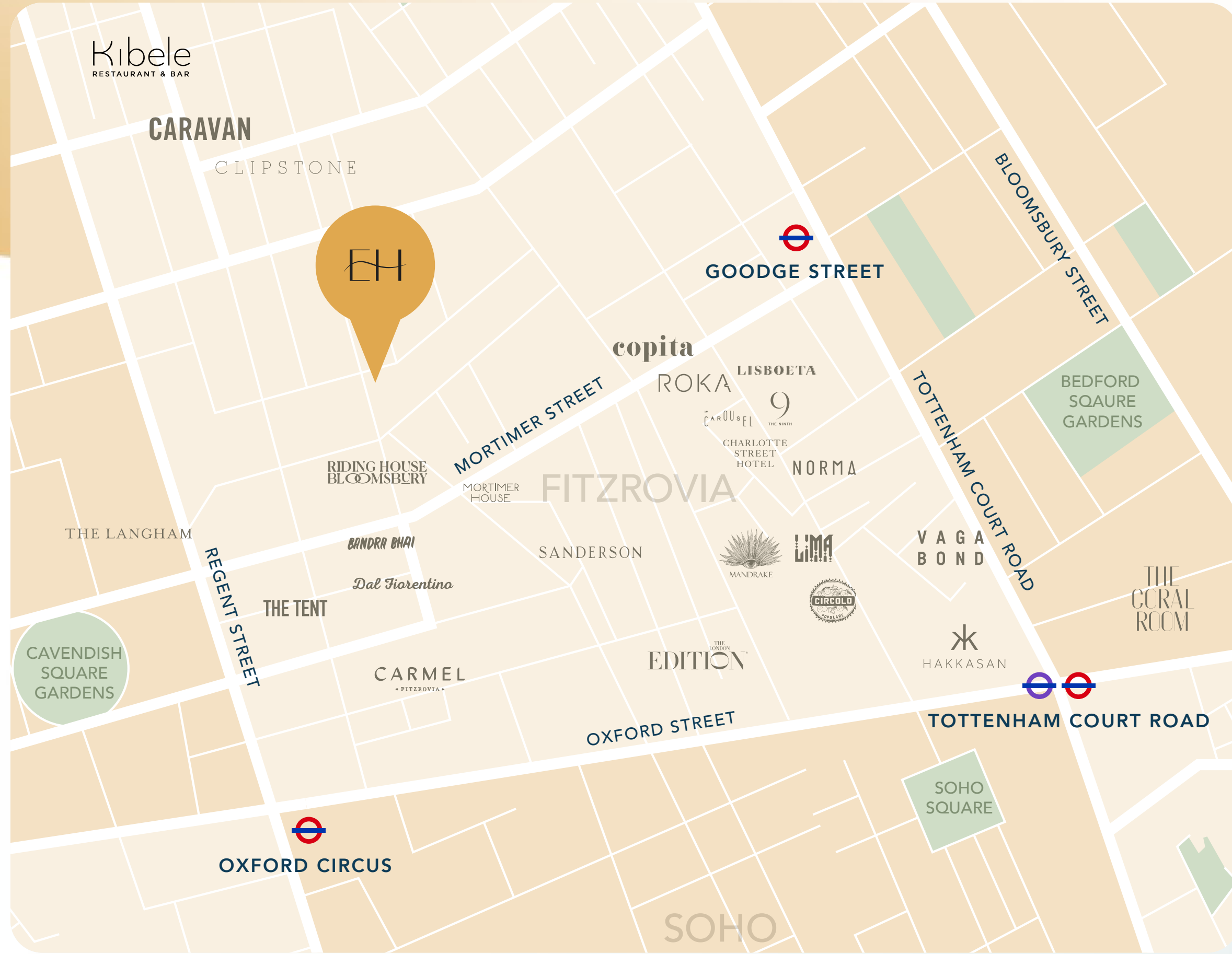
Not to scale. Indicative only.

TENURE

The 2nd floor is available by the way of a sublease or an assignment until January 2030.

EPC

The property has an EPC rating of C.



LOCATION

29 Foley Street sits on the southeastern corner of the junction with Great Titchfield Street and Foley Street. The area is filled with amenities, such as Attendant Coffee Roasters, The Crown & Spectre and Caravan. The building is well located with access to transport links such as Oxford Circus and Goodge Street underground stations both under 10 minutes away.



FURTHER INFO

RENT

On Application

RATES

The current 2024 Rateable Value of the property is £67,500. The Rates payable for this property is Est. £34,560 per annum.

Interested parties are advised to make their own enquires.

SERVICE CHARGE

£21,000 per annum.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

CONTACT

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