

TO LET Office

29/30 Windmill Street
London W1T 2JN



Contact

Harry Vigar – 07805 550029
harry.vigar@rapleys.com

James Hutton – 07917 567026
james.hutton@rapleys.com

Tim Richards – 07917 032674
tim.richards@rapleys.com

Location

The property is located in central Fitzrovia and has excellent transport links nearby including Goodge Street (3 mins), Tottenham Court Road (6 mins) and Warren Street (11 mins) Stations, all providing services across London.

Oxford Street is an 8 minute walk away and offers many national retailers including H&M, Sports Direct, Nike, Urban Outfitters, Uniqlo and Marks and Spencer.

Description

The offices are set within a period terraced building on three floors.

Each unit is demised with their own toilets and kitchenettes. A communal lift provides access to all floors and an entry system provides access for visitors.

Terms & Tenure

A new lease is available direct from the landlord for a term to be agreed. Floors can be taken as a whole or individually.

Rent from £42.50 psf. pa exclusive.

Rating

We are advised that the Rateable Value payable is circa £22 psf.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating – TBC

VAT

The property is not currently VAT.

Viewing

Strictly by appointment with the sole agent, Rapleys LLP.

Accommodation

The property comprises the following approximate floor areas

	Sq m	Sq ft
1 st Floor	60.66	653
2 nd Floor	61.60	663
3 rd Floor	59.36	639
Total	181.62	1,955

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

- Kitchenette
- Fire alarm (not tested)
- Radiators
- Exceptional transport links
- Vibrant Bar, Restaurant and Retail scene
- Lift
- Entry System



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