



# OFFICE TO LET

2 Percy Street, Fitzrovia, London , W1T 1DD



 RENT £38,775 PA / £55 PSF

 SIZE 705 Sq Ft / 65.5 SQM

 FLOOR(S) 1st Floor

 AVAILABLE Immediately



## CONTACT

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### THE SPACE

First floor offices to let within this mid terraced period building. The accommodation is modern and benefits from being in excellent decorative order.

### LOCATION

The property is located on the south side of Percy Street which is approximately 200 metres to the north of Oxford Street, linking Tottenham Court Road and Charlotte Street in the W1 district of central London.

### NEARBY

- |  |  |
|--|--|
|  20+ Gyms           |  20+ Restaurants    |
|  20+ Bars / Pubs    |  20+ ATMs           |
|  20+ Accountants    |  20+ Banks          |
|  20+ Cafes          |  11 Meal Deliveries |
|  20+ Parking Places |  3 Post Offices     |

#### Bus Routes

24, 29, 55, 73, 98, 390, n20, n207, n25, n279, n5, n8

**Tottenham Court Road**  
Elizabeth line

 **Tottenham Court Road**  
Central Northern

 **Goode Street**  
Northern

 **Oxford Circus**  
Bakerloo Central Victoria

 **Leicester Square**  
Northern Piccadilly

 **Covent Garden**  
Piccadilly

 **Piccadilly Circus**  
Bakerloo Piccadilly

 **Holborn**  
Central Piccadilly

 **Warren Street**  
Northern Victoria

 **Euston Square**  
Circle H'smith & City Metropolitan

### USE

B1 - Office.

### LEASE

Lease outside Landlord & Tenant Act 1954.

### DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

### SERVICE CHARGE

Please see attached annual budget which appears to be £5,892.39 pa ex VAT for the year ending September 2019.

### BUSINESS RATES

The rateable value to Camden Council appears to 26,000. This is not the amount that you will pay. Please rely on your own confirmation with the local authority.

### BUILDINGS INSURANCE

You would be liable for 21% of the whole buildings folio which is £1,396.73 ex VAT for the whole of 2019.

### FEES

One-off administration fee of £1,500 ex VAT.

### VAT

This property is subject to VAT.

### LEGAL COSTS

Each party to bear their own legal costs in this transaction.

These details were updated on 06/02/2024

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