


# OFFICE TO LET

5 Percy Street, Fitzrovia, London, W1T 1DG



 **RENT** £30,000 PA / £67 PSF

 **SIZE** 450 Sq Ft / 41.8 SQM

 **FLOOR(S)** 1st Floor Front

 **AVAILABLE** Immediately



## CONTACT

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07773 038 190  
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- Excellent natural light
- Entry phone system
- Central heating
- Attractive period property
- Period features
- Wooden floors
- WCs
- 24/7 Access

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## THE SPACE











Smart, modern, first floor offices to let at the front of this attractive period building in desirable Fitzrovia.

The space comprises two open plan rooms and benefits from having a kitchenette, high ceilings and ornate period features. The building also benefits from having a smart entrance and common parts.

## LOCATION

The property is located on the south side of Percy Street, which is a pretty tree lined road and is situated approximately 200 metres to the north of Oxford Street, linking Tottenham Court Road and Charlotte Street, with its wide choice of cafes and restaurants and the Charlotte Street Hotel, in the W1 district of central London.

## NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  13 ATMs
-  20+ Accountants
-  20+ Banks
-  20+ Cafes
-  10 Meal Deliveries
-  20+ Parking Places
-  4 Post Offices

### Bus Routes

24, 29, 55, 73, 98, 176, 390, n20, n25, n253, n279, n5, n8

### Goodge Street

Northern

### Tottenham Court Road

Elizabeth line

### Tottenham Court Road

Central Northern

### Oxford Circus

Bakerloo Central Victoria

### Leicester Square

Northern Piccadilly

### Covent Garden

Piccadilly

### Euston Square

Circle H'smith & City Metropolitan

### Holborn

Central Piccadilly

### Russell Square

Piccadilly

### Warren Street

Northern Victoria

## USE

B1 - Office.

## LEASE

Outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

The service charge budget for year ending September 2019 appears to be £8,251.70.

## BUSINESS RATES

Business Rates are payable to Camden Council. The rateable value is estimated as £25,750. This is not the amount payable. Please make your own confirmation with the council.

## BUILDINGS INSURANCE

You would be liable for 12.2800% of the whole buildings folio which is £521.19 ex VAT for the whole of 2019.

## FEES

There is a one-off administration fee of £1,500 + VAT.

## VAT

This property is subject to VAT.

## LEGAL COSTS

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

## DATA CONNECTIVITY

Phoneline Broadband - 20.4Mb average.

## EPC

E (101 - 125)

104 : This property

These details were updated on 06/02/2024



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