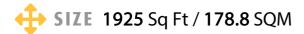
# **OFFICE TO LET**

## 10/11 Percy Street, Fitzrovia, London, W1T 1DN













CONTACT
Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk

- Passenger lift
- Smart common parts
- Attractive period property
- Perimeter trunking
- Entry phone system
- Newly refutrbished
- Walking distance from Tube station
- 24/7 Access

# 10/11 Percy Street, Fitzrovia, London, W1T 1DN

#### THE SPACE

Prime second floor office available in this highly specified office building in Fitzrovia. The original Victorian character of this building has been retained and the entrance to the building is very

#### LOCATION

This area north of Soho is known both as Fitzrovia and Noho and is an area that is popular with the advertising, media, design and public relation sectors. Goodge Street and Tottenham Court Road

#### **NEARBY**

20+ Accountants

20+ Cafes

19 Parking Places

11 20+ Restaurants

£ 12 ATMs

19 Banks

휁 10 Meal Deliveries

4 Post Offices

#### Bus Routes

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

😝 Goodge Street

**Tottenham Court Road** Elizabeth line

Tottenham Court Road

entral Northern

Leicester Square

Northern Piccadilly

Euston Square

Circle H'smith & City Metropolitan

Russell Square

impressive.

Tube stations are both within easy walking distance.

**#** 20+ Gyms

20+ Bars / Pubs

Northern

Oxford Circus



Covent Garden

Holborn Central Piccadilly

Warren Street Northern Victoria

### 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

The annual budget appears to be £7,336.70 ex VAT for the year ending 28th September 2019.

#### **BUSINESS RATES**

The rateable value payable to Camden Council appears to £72,500. This is NOT the amount payable. Please rely on your own confirmation with the council as you will pay them directly and you may qualify for a discount.

### **BUILDINGS INSURANCE**

You would be liable for 19.86% of the whole buildings folio which is £1,880.02 ex VAT for the whole of 2019.

### **FEES**

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

This property is subject to VAT.

### **LEGAL COSTS**

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

#### **FPC**

■ 86 : This property



