


OFFICE TO LET

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



 **RENT** £76,037 PA / £39 PSF

 **SIZE** 1925 Sq Ft / 178.8 SQM

 **FLOOR(S)** 2nd Floor

 **AVAILABLE** Immediately



CONTACT

Elliot Goodman
020 7843 3793
07773 038 190
elliott.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



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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 impressive.

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 Tube stations are both within easy walking distance.

NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  12 ATMs
-  20+ Accountants
-  19 Banks
-  20+ Cafes
-  10 Meal Deliveries
-  19 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

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 be £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.

VAT

This property is subject to VAT.

LEGAL COSTS

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

EPC

D (76 - 100)

86 : This property

These details were updated on 06/02/2024