



OFFICE TO LET

10/11 Stephen Mews, Fitzrovia, London, W1T 1AQ



 **RENT** £104,000 PA / £37 PSF

 **SIZE** 2806 Sq Ft / 260.7 SQM

 **FLOOR(S)** 1st Floor

 **AVAILABLE** Immediately



CONTACT

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

- Newly refurbished
- Reception
- Good natural light
- Smart common parts
- WC & shower facilities
- Central heating
- Walking distance from Tube station
- Raised flooring

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THE SPACE

Well presented attractive open plan offices to let covering the entire first floor of this converted period building. An attractive entrance leads to an upper ground level reception area with a feature internal staircase serving the lower floor and a separate entrance serving the first floor.

LOCATION

The property is located towards the rear of 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+ Bars / Pubs
-  20+ Accountants
-  20+ Cafes
-  20+ Parking Places
-  20+ Restaurants
-  16 ATMs
-  20+ Banks
-  11 Meal Deliveries
-  3 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

Approximately between £5 - £7 + VAT per Sq Ft (approx. £10,415 - £14,581 + VAT).

BUSINESS RATES

The rateable value to Camden Council appears to be £95,400. This equates to approximately £46,746 pa rates payable. This is before any reduction you may qualify for. Please rely on your own confirmation with Camden council.

BUILDINGS INSURANCE

You would be liable for 26.0212% of the whole buildings folio which is £2,337.72 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

E (101 - 125)

107 : This property

These details were updated on 07/02/2024

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